



सत्यमेव जयते

File No: SIA/MH/INFRA2/558863/2025

Government of India

Ministry of Environment, Forest and Climate Change

(Issued by the State Environment Impact Assessment
Authority(SEIAA), MAHARASHTRA)



Dated: 04/05/2026



To,

Dominic Savio Romell
ROMELL REAL ESTATE PRIVATE LIMITED
Gharkul Co-Op. Hsg. Soc., 'B' Wing, Azad Road, Vile Parle (E), Mumbai-400057 , Vile Parle (East),
MUMBAI SUBURBAN, MAHARASHTRA, , 400057
mahabal.thane143@gmail.com

Subject: Grant of Terms of Reference under the provision of the EIA Notification 2006-regarding.

Sir/Madam,

This is in reference to your application for Grant of Terms of Reference under the provision of the EIA Notification 2006-regarding in respect of project Amendment in Environmental Clearance for proposed sale building "Romell Espalier" (erstwhile "Romell Dynasty") and OC received Residential Building for S.R. scheme of Miskita Cross Lane CHS. Ltd. at Vile Parle Mumbai by M/s. Romell Real Estate Pvt. Ltd. submitted to Ministry vide proposal number SIA/MH/INFRA2/558863/2025 dated .

2. The particulars of the proposal are as below:

(i) EC Identification No.	EC25C3801MH5302076N
(ii) File No.	SIA/MH/INFRA2/558863/2025
(iii) Clearance Type	Fresh ToR
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction Amendment in Environmental Clearance for proposed sale building "Romell Espalier" (erstwhile "Romell Dynasty") and OC received Residential Building for S.R. scheme of Miskita Cross Lane CHS. Ltd. at Vile Parle Mumbai by M/s. Romell Real Estate Pvt. Ltd.
(vi) Name of Project	ROMELL REAL ESTATE PRIVATE LIMITED
(vii) Name of Company/Organization	MUMBAI SUBURBAN, MAHARASHTRA
(viii) Location of Project (District, State)	SEIAA
(ix) Issuing Authority	no
(x) Applicability of General Conditions	no
(xi) Applicability of Specific Conditions	no

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A and B) were submitted to the Ministry for an appraisal by the State Environment Impact Assessment Authority(SEIAA) Appraisal Committee (SEIAA) in the Ministry under the provision of EIA notification 2006 and its subsequent amendments.
4. The above-mentioned proposal has been considered by State Environment Impact Assessment Authority(SEIAA) Appraisal Committee of SEIAA in the meeting held on 19/04/2026. The minutes of the meeting and all the Application and documents submitted [(viz. Form-1 Part A, Part B, Part C EIA, EMP)] are available on PARIVESH portal which can be accessed by scanning the QR Code above.
5. The brief about configuration of plant/equipment, products and byproducts and salient features of the project along with environment settings, 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 19/04/2026, based on information & clarifications provided by the project proponent and after detailed deliberations recommended the proposal for grant of EC under the provision of EIA Notification, 2006 and as amended thereof subject to stipulation of specific and general conditions as detailed in Annexure (2).
7. The SEIAA has examined the proposal in accordance with the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and after accepting the recommendations of the State Environment Impact Assessment Authority(SEIAA) Appraisal Committee hereby decided to grant EC for instant proposal of M/s. Dominic Savio Romell under the provisions of EIA Notification, 2006 and as amended thereof.
8. The Ministry reserves the right to stipulate additional conditions, if found necessary.
9. The EC 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. This issues with the approval of the Competent Authority.

Annexure 1

Specific EC Conditions for (Building / Construction)

1. Specific Condition

S. No	EC Conditions	
1.1	Sr. No.	Conditions
	1.	PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable, clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra, showing all required RG area as per the 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 the requirements of EIA notification 2006, amended from time to time.
	3.	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
	4.	PP to obtain the Certified Compliance Report of the earlier EC from the Integrated

S. No	EC Conditions
	Regional Office of MoEF&CC, Nagpur.
5.	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 the Hon'ble High Court W. P. No. 3727 Of 2025.
6.	PP to ensure to achieve the standard parameters of the treated sewage as per the 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 purposes and after obtaining necessary permission from the competent authority.
7.	All guidelines issued by the local planning authority, MPCB/CPCB, shall be followed to reduce /control air pollution due to the proposed activity by way of providing adequate barricading, foggers, and water sprinkling.
8.	PP to complete the tree plantation within the site during the construction phase.
9.	PP to dispose of all e-waste as per E-Waste Management Rules, 2016 and 2022, amended from time to time.

Annexure 2

Details of Products & By-products

Name of the product /By-product	Product / By-product	Existing	Proposed	Total	Unit	Mode of Transport / Transmission
Proposed sale building "Romell Espalier" (erstwhile "Romell Dynasty") and OC received Residential Building for S.R. scheme of Miskita Cross Lane CHS. Ltd. at Vile Parle Mumbai	Proposed sale building "Romell Espalier" (erstwhile "Romell Dynasty") and OC received Residential Building for S.R. scheme of Miskita Cross Lane CHS. Ltd. at Vile Parle Mumbai	34854.88	1946.3	36801.18	sq. m.	Not applicable

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/558863/2025

Environment & Climate

Change Department

Room No. 217, 2nd Floor,

Mantralaya, Mumbai- 400032.

To

M/s. Romell Real Estate Pvt. Ltd.

S.R. scheme of Miskita Cross Lane

CHS. Ltd. at Vile Parle Mumbai

Subject : Environmental Clearance for proposed sale building “Romell Espalier” (erstwhile “Romell Dynasty”) and OC received Residential Building for S.R. scheme of Miskita Cross Lane CHS. Ltd. at Vile Parle Mumbai by M/s. Romell Real Estate Pvt. Ltd.

Reference : Application no. SIA/MH/INFRA2/558863/2025

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-II in its 264th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 329th (Part-B) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 20th April, 2026.

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

Sr. No	Description	Details	
1.	Proposal Number	SIA/MH/INFRA2/558863/2025	
2.	Name of Project	Amendment in Environmental Clearance for proposed sale building “Romell Espalier” (erstwhile “Romell Dynasty”) and OC received Residential Building for S.R. scheme of Miskita Cross Lane CHS. Ltd. at Vile Parle Mumbai by M/s. Romell Real Estate Pvt. Ltd.	
3.	Project category	8(a) Building and Construction projects, Category B2 as per Schedule of EIA Notification, 2006	
4.	Type of Institution	Private	
5.	Project Proponent	Name	Romell Real Estate Private Limited
		Regd. Office address	4 th Floor, Prius Infinity, Subhash Road, Near Axis Bank, Vile Parle (East), Mumbai-400057
		Contact number	9820297033
		e-mail	domnic@romellgroup.com
6.	Consultant	Name: Aditya Environmental Services Pvt. Ltd.	

Sr. No	Description	Details
		NABET Accreditation Number: NABET/EIA/25-28/RA 0397 Validity: 1 st May 2028
7.	Applied for	Amendment
8.	Location of the project	S.R. scheme of "Miskita Cross Lane CHS Ltd." on slum plot bearing F.P. No. 435 to 440, 453, 458 of TPS-V & C.T.S. Nos. 1491, 1492, 1493, 1493/1 to 2, 1495, 1495/1 to 5 of Vile-Parle (E), Mumbai in K/E ward of MCGM proposed under regulation 33(10) read with 9(6) (B) of DCPR 2034 & Plot bearing CTS Nos. 1479, 1479/1, 1484, 1485/1 of village Vile Parle (E) & F.P. no. 171 & 172 of TPS II - Vile Parle East, F.P. No. 442 of TPS V - Vile Parle East under regulation 30 of DCPR 2034 & Proposed Amalgamation of plot bearing on CTS No. 1471/1 of Village Vile Parle (E) under regulation 30 of DCPR 2034 Mumbai, K/E Ward, Taluka Andheri, Mumbai Suburban District Taluka: Andheri District: Mumbai Suburban District
9.	Latitude and Longitude	19°05'45.21"N to 19°05'47.39"N (bounded latitudes), 72°50'38.09"E to 72°50'42.93"E (bounded longitudes)
10.	Plot Area (sq.m.)	4,909.13
11.	Deductions (sq.m.)	793.15
12.	Net Plot area (sq.m.)	4,115.985
13.	Ground coverage (m ²) & %	<ul style="list-style-type: none"> • Rehab Building with OC: 460.11 sq. m. (59%) • Sale Building 2,418.45 sq. m. (73%)
14.	FSI Area (sq.m.)	20,615.84 sq. m. <ul style="list-style-type: none"> • Rehab Building with OC: 3,199.89 sq. m. • Sale Building: 17,415.95 sq. m.
15.	Non-FSI (sq.m.)	16,185.34 sq. m. <ul style="list-style-type: none"> • Rehab Building with OC: 588.13 sq. m. • Sale Building: 15,597.21 sq. m.
16.	Proposed built-up area (FSI + Non FSI) (sq.m.)	36,801.18 sq. m. <ul style="list-style-type: none"> • Rehab Building with OC: 3,788.02 sq. m. • Sale Building: 33,013.16 sq. m.
17.	TBUA (m ²) approved by Planning Authority till date	36,801.18 sq. m. <ul style="list-style-type: none"> • Rehab Building with OC: 3,788.02 sq. m. • Sale Building: 33,013.16 sq. m.
18.	Earlier EC details with Total Construction area, if any.	EC granted by SEIAA, Maharashtra vide letter dated 28 th September 2022 having EC Identification No. EC22B038MH143625 & File No. SIA/MH/MIS/279844/2022 for gross construction area 34,854.88 sq. m. & released for construction of gross construction area 29,715.05 sq. m.
19.	Construction completed as per earlier EC (FSI + Non FSI)	5,375.68 sq. m.

Sr. No	Description			Details			
	(sq.m.)						
20.	Previous EC / Existing Building			Proposed Configuration			Reason for Modification / Change
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
	Rehab Building	Ground + 7 Floors	23.80	Rehab Building with OC	Ground + 7 Floors	23.80	No change in Rehab Building, OC received
	Sale Building	3 Basement + Ground + 1 st to 15 th Floor 'A to F wings' + Terrace + OHT	49.05	Sale Building	3 Basement + Ground + 1 st to 15 th Floor 'A to D wings' + Terrace + Swimming Pool & OHT	50m (up to OH water tank level)	Reduction of 2 wings & increase in proposed height by 0.95 m
21.	No. of Tenements & Shops			321 <ul style="list-style-type: none"> Rehab Building with OC: 119 Sale Building: 202 (including 2 Shops + 2 commercial units) 			
22.	Total Population			1551 <ul style="list-style-type: none"> Rehab Building with OC: 476 Sale Building: 1075 			
23.	Total Water Requirements CMD			220 cmd Fresh water requirement for Domestic purpose: 164.9 cmd (for Rehab Building with OC: 64 cmd + For Sale Building: 100.9 cmd) Recycled water requirement from STP (for Sale Building): 119.7 cmd (Flushing: 47.6 cmd + Gardening: 3.8 cmd + Car Washing: 3.63 cmd)			
24.	Under Ground Tank (UGT) location			Below ground level			
25.	Source of water			Municipal supply from BMC & STP treated water			
26.	STP Capacity & Technology			140 cmd based on MBBR Technology (proposed for Sale Building)			
27.	STP Location			Between Basement-1 (upper) & Basement-2 (middle)			
28.	Sewage Generation CMD & % of sewage discharge in sewer line			190.9 cmd <ul style="list-style-type: none"> Rehab Building with OC: 58 cmd (connected to municipal sewer drain with due permission) Sale Building: 132.9 cmd (Out of STP treated water 119.7 cmd, 55.1 cmd will be recycled for flushing, gardening & car washing & excess treated sewage of 64.6 cmd will be connected to municipal sewer drain with due permission) 			
29.	Solid Waste Management during			Type	Quantity	Treatment /	

Sr. No	Description	Details		
	Construction Phase	Dry waste	(Kg/d) As & when generated	disposal Recyclable dry waste will be handed over to authorized recyclers. Inerts will be disposed to landfill site through local agencies.
		Wet waste	As & when generated	Composting
		Construction waste	~50 kg/day	Disposal in compliance with Construction & Demolition Waste Management Rules, 2016 and through MPCB authorized recycler
30.	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)	Treatment / disposal
		Dry waste	457.36 kg/day • Rehab Building with OC: 171.36 kg/day • Sale Building: 286 kg/day	Handing over of recyclable dry waste to authorized recyclers. Disposal of inert dry waste to authorized municipal sites with due permission.
		Wet waste	305.24 kg/day • Rehab Building with OC: 114.24 kg/day • Sale Building: 191 kg/day	Treatment in OWC on site
		E-Waste	As & when generated	Sale to MPCB authorized vendor
		STP Sludge (dry)	~2 kg/day	Dried sludge from STP will be used as manure
31.	R.G. Area in sq.m.	RG required		449.97 sq. m.
		RG provided on Mother Earth		449.97 sq. m.
		Existing trees on plot: 39		
		Number of trees to be cut: 7		

Sr. No	Description	Details						
		Number of trees to be transplanted: 11 Number of trees to be retained: 21 Number of trees to be planted: a) In RG area: 46 (including trees to be retained, transplanted & newly planted) b) In Miyawaki Plantation (with area): 225 (on 45 sq. m.) Total Nos. of trees after development: 271						
32.	Power requirement	During Operation Phase: <table border="1"> <thead> <tr> <th>Details</th> <th>Source: Adani Electricity</th> </tr> </thead> <tbody> <tr> <td>Connected load (kW)</td> <td>5282 kW</td> </tr> <tr> <td>Demand load (kW)</td> <td>1755.20 kW</td> </tr> </tbody> </table>	Details	Source: Adani Electricity	Connected load (kW)	5282 kW	Demand load (kW)	1755.20 kW
Details	Source: Adani Electricity							
Connected load (kW)	5282 kW							
Demand load (kW)	1755.20 kW							
33.	Energy Efficiency	a) Total Energy saving (%): 20.78% b) Solar energy (%): 5.04%						
34.	D.G. set capacity	1 no. X 500 kVA						
35.	No. of 4-W & 2-W Parking with 25% EV	4-wheeler parking spaces: 257 2-wheeler parking spaces: 97						
36.	No. & capacity of Rainwater harvesting tanks /Pits	<ul style="list-style-type: none"> Rehab Building with OC: 4 recharge pits of total capacity 8 cum Sale Building: 1 no. of rainwater harvesting tanks of capacity 79 cum 						
37.	Project Cost in (Cr.)	Rs. 150 Crore						
38.	EMP Cost	a) Construction Phase: 1. Capital Cost: Rs. 138.2 Lakh 2. O&M Cost: Rs. 17.5 Lakh/annum b) Operation Phase: 1. Capital Cost: Rs. 485 Lakh 2. O&M Cost: Rs. 57.5 Lakh/annum						
39.	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	As per EMP cost and as applicable as per MoEFCC OM No. F.No.22-65/2017-IA.III dated 30 th September 2020						
40.	Details of Court Cases / litigations w.r.t the project and project location, if any.	Not Applicable						

The comparative statement of earlier EC and proposed amendment/ expansion as given by PP is as below,

Particulars	As per previous EC dated 28 th September 2022	As per present proposal (with Amendment in Sale Building & no change in Rehab Building with OC)	Remarks
Total site area	4909.13 sq. m.	4909.13 sq. m.	No change
Proposed FSI	20736.84 sq. m. (Rehab) 3199.89 sq. m. + Sale: 17536.95 sq. m.)	20615.84 sq. m. (Rehab) with OC: 3199.89 sq. m. + Sale: 17415.95 sq. m)	Reduced by 121.00 sq. m.

Particulars	As per previous EC dated 28 th September 2022	As per present proposal (with Amendment in Sale Building & no change in Rehab Building with OC)	Remarks
Proposed non-FSI	14118.04 sq. m. (Rehab: 588.13 sq. m. + Sale: 13529.91 sq. m.)	16185.34 sq. m. (Rehab with OC: 588.13 sq. m.+ Sale: 15597.21 sq. m.)	Increased by 2067.30 sq. m.
Proposed Gross Construction Area	34854.88 sq. m. (Rehab: 3788.02 sq. m. + Sale: 31066.86 sq. m.)	36801.18 sq. m. (Rehab with OC: 3788.02 sq. m. + Sale: 33013.16 sq. m)	Increased by 1946.30 sq. m.
Building Footprint	Rehab: 460.11 sq. m. (59%) Sale: 2271.30 sq. m. (66%)	Rehab with OC: 460.11 sq. m. (59%) Sale: 2418.45 sq. m. (73%)	Increased by 147.15 sq. m.
Proposed Building Configuration	Rehab Building: Ground + 7 Floors Sale Building: 3 Basement + Ground + 1 st to 15 th Floor 'A to F wings' + Terrace + OHT	Rehab Building with OC: Ground + 7 Floors Sale Building: 3 Basement + Ground + 1 st to 15 th Floor 'A to D wings' + Terrace + Swimming Pool & OHT	2 wings reduced in Sale Building
Building Height	Rehab Building: 23.80 m Sale Building: 49.05 m	Rehab Building with OC: 23.80 m Sale Building: 50 m (up to OH water tank level)	Sale Building height increased by 0.95 m (within permissible civil aviation height)
No. of tenements	357 (Rehab: 119 sq. m. + Sale: 238)	321 (Rehab with OC: 119 sq. m. + Sale: 202)	Reduced by 36 nos.
Population (Nos.)	1726 (Rehab: 476 + Sale: 1250)	1551 (Rehab with OC: 476 + Sale: 1075)	Reduced by 175 nos.
Water Requirement	Fresh water: 177 cmd (Rehab: 64 cmd + Sale: 113 cmd) Treated water: 60 cmd (Rehab: 0 cmd + Sale: 60 cmd) Total: 237 cmd (Rehab: 64 cmd + Sale: 173 cmd)	Fresh water: 164.9 cmd (Rehab with OC: 64 cmd + Sale: 100.9 cmd) Treated water: 55.1 cmd (Rehab with OC: 0 cmd + Sale: 55.1 cmd) Total: 220 cmd (Rehab with OC: 64 cmd + Sale: 156 cmd)	Reduced by 17 cmd (fresh water by 12.1 cmd & treated water by 4.9 cmd)
Sewage Generation	Sewage generation: 210 cmd (Rehab: 58 cmd + Sale: 152 cmd) To municipal sewer drain: 58 cmd (from Rehab) To STP: 152 cmd (from Sale Building) Treated sewage: 137 cmd Treated sewage for recycling: 60 cmd (in Sale Building) Excess treated sewage: 75	Sewage generation: 190.9 cmd (Rehab: 58 cmd + Sale: 132.9 cmd) To municipal sewer drain: 58 cmd (from Rehab with OC) To STP: 132.9 cmd (from Sale Building) Treated sewage: 119.7 cmd Treated sewage for recycling: 55.1 cmd (in Sale Building)	Sewage quantity reduced by 19.1 cmd Excess treated sewage quantity reduced by 10.4 cmd

Particulars	As per previous EC dated 28 th September 2022	As per present proposal (with Amendment in Sale Building & no change in Rehab Building with OC)	Remarks
	cmd	Excess treated sewage: 64.4 cmd	
STP capacity	Rehab Building: No provision Sale Building: 160 cmd (MBBR technology)	Rehab Building with OC: No provision Sale Building: 140 cmd (MBBR technology)	Reduced by 20 cmd
Rainwater Harvesting	Rehab Building: 4 recharge pits of total capacity 8 cum Sale Building: 1 RWH tank of 67 cum	Rehab Building with OC: 4 recharge pits of total capacity 8 cum Sale Building: 1 RWH tank of 79 cum	No change for Rehab Building with OC. Tank capacity in Sale Building increased by 12 cum
Solid Waste Generation	Non-biodegradable waste: 621.36 kg/day (Rehab: 171.36 kg/day + Sale: 450 kg/day) Biodegradable waste: 414.24 kg/day (Rehab: 114.24 kg/day + Sale: 300 kg/day) Total: 1035.60 kg/day (Rehab: 285.60 kg/day + Sale: 750 kg/day)	Non-biodegradable waste: 457.36 kg/day (Rehab with OC: 171.36 kg/day + Sale: 286 kg/day) Biodegradable waste: 305.24 kg/day (Rehab with OC: 114.24 kg/day + Sale: 191 kg/day) Total: 762.60 kg/day (Rehab with OC: 285.60 kg/day + Sale: 477 kg/day)	Reduced by 273 kg/day (non-biodegradable waste by 164 kg/day & biodegradable waste by 109 kg/day)
Power Requirement	Source: Adani Electricity Demand Load: 1809.2 kW (Rehab: 517.2 kW + Sale: 1292 kW) Connected Load: 5910 kW (Rehab: 714 kW + Sale: 5196 kW)	Source: Adani Electricity Demand Load: 1755.2 kW (Rehab: 517.2 kW + Sale: 1238 kW) Connected Load: 5282 kW (Rehab: 714 kW + Sale: 4568 kW)	Demand load reduced by 54 kW Connected load reduced by 460 kW
DG set capacity	1 no. X 400 kVA	1 no. X 500 kVA	Increased by 100 kVA
Project Cost	Rs. 150 Crore	Rs. 150 Crore	No change

3. PP has obtained first EC vide Letter No. EC22B038MH143625 dated 28.09.2022 for total BUA of for gross construction area 34,854.88 m² & released for construction of gross construction area 29,715.05 m². Proposal has been considered by SEIAA in its 329th (Part-B) meeting held on 20th April, 2026 and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

SEAC Conditions-

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 the 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 the requirements of EIA notification 2006, amended from time to time.
3. 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
4. PP to obtain the Certified Compliance Report of the earlier EC from the Integrated Regional Office of MoEF&CC, Nagpur.
5. 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 the Hon'ble High Court W. P. No. 3727 Of 2025.
6. PP to ensure to achieve the standard parameters of the treated sewage as per the 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 purposes and after obtaining necessary permission from the competent authority.
7. All guidelines issued by the local planning authority, MPCB/CPCB, shall be followed to reduce /control air pollution due to the proposed activity by way of providing adequate barricading, foggers, and water sprinkling.
8. PP to complete the tree plantation within the site during the construction phase.
9. 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 449.97 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. Air Quality Index monitoring to be ensured. Dust suppression measures shall be implemented also considering height of the building. Additional measures to be ensured.
4. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
5. In view of Maharashtra Electric Vehicle Policy, 2025, PP to provide electric vehicle D. C. Charger for 20 % of total parking provided, the number of D. C. Chargers should be worked out as provided in Niti Ayog Handbook of EV charging infrastructure implementation. Planning Authority and MPCB to ensure the same.
6. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA III dt.04.01.2019.
7. SEIAA after deliberation decided to grant EC for FSI 17,415.95 m², Non FSI 15,597.21 m², total BUA 33,013.18 m². (Plan approval No. SRA/ENG/434/KE/PL/LOI, dated 04.12.2025) (FSI 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. As per MoEF & CC OM Vide File No. Q-15012/2/2022-CPW-Part(1)/e-240741 dated January 14, 2025, Consent to Establishment from Concerned SPCB is not applicable and Environment safeguards from SPCB has been taken into consideration.
- III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
- IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
- V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
- VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
- VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.

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


Jayashree Bhoj (IAS)
(Member Secretary, SEIAA)

Copy to:

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