ENVIRONMENTAL CLEARANCE

PARIVESH

(Pro-Active and Responsive Facilitation by Interactive, and Virtuous Environmental Single-Window Hub)

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

To,

The DGM

LARSEN TOUBRO LTD

L and T Business Park, Tower A, Gate No. 5, Saki Vihar Road, Powai, Mumbai -400072

Subject: Grant of Environmental Clearance (EC) to the proposed Project Activity under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/MIS/72610/2022 dated 02 Mar 2022. The particulars of the environmental clearance granted to the project are as below.

1.	**EC Identification No.**	**EC23B039MH136527**
2.	**File No.**	SIA/MH/MIS/72610/2022
3.	**Project Type**	Expansion
4.	**Category**	B1
5.	**Project/Activity including Schedule No.**	8(b) Townships and Area Development projects.
6.	**Name of Project**	Proposed Amendment of L & T (West) Mixed Use Project' on plot bearing C.T.S. No. 112 & 115, 116/B of village Tungwa & C.T.S. No. 86 & 87 of Village Paspoli, Saki Vihar Road, Powai, Taluka Kurla, Mumbai. By M/s. Larsen Toubro Ltd
7.	**Name of Company/Organization**	LARSEN TOUBRO LTD
8.	**Location of Project**	Maharashtra
9.	**TOR Date**	25 Feb 2022

The project details along with terms and conditions are appended herewith from page no 2 onwards.

(e-signed)
Pravin C. Darade , I.A.S.
Member Secretary
SEIAA - (Maharashtra)

Date: 12/04/2023

Note: A valid environmental clearance shall be one that has EC identification number & E-Sign generated from PARIVESH.Please quote identification number in all future correspondence.

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/72610/2022
Environment & Climate Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Larsen and Toubro Ltd.
C.T.S. No. 112 & 115, 116/B of village Tungwa
& C.T.S. No. 86 & 87 of Village Paspoli,
Saki Vihar Road, Powai, Taluka Kurla, Mumbai

Subject: Environment Clearance for proposed amendment of L & T (West) Mixed Use Project' on plot bearing C.T.S. No. 112 & 115, 116/B of village Tungwa & C.T.S. No. 86 & 87 of Village Paspoli, Saki Vihar Road, Powai, Taluka Kurla, Mumbai by M/s. Larsen and Toubro Ltd.

Reference: Application no. SIA/MH/MIS/72610/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 185th meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 257th meeting (Day-4) of State Level Environment Impact Assessment Authority (SEIAA) held on 10.03.3023.

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

Sr. No.	Description	Details	
1.	Proposal Number	SIA/MH/MIS/72610/2022	
2.	Name of Project	Amendment of L & T (West) Mixed Use Project'on plot bearing C.T.S. No. 112 & 115, 116/B of village Tungwa & C.T.S. No. 86 & 87 of Village Paspoli, Saki Vihar Road, Powai, Taluka Kurla, Mumbai. By M/s. Larsen Toubro Ltd.	
3.	Project category	8(b), B1	
4.	Type of Institution	Private	
5.	Project Proponent	Name	M/s. Larsen Toubro Ltd.
		Regd. Office address	L&T Business Park, Tower A, Gate No. 5, Saki Vihar Road, Powai, Mumbai.
		Contact number	22-67051111
		e-mail	himtan69@gmail.com
6.	Consultant	Name: M/s. Enviro Analysts & Engineers Pvt Ltd. NABET Accreditation No: NABET/EIA/2023/RA0206 Validity: 13.05.2023	
7.	Applied for	Amendment in EC	

8.	Location of the project	Plot bearing C.T.S. No. 112 & 115, 116/B of village Tungwa & C.T.S. No. 86 & 87 of Village Paspoli, Saki Vihar Road, Powai, Taluka Kurla, Mumbai			
9.	Latitude and Longitude	Latitude: 19° 7'41.40"N Longitude: 72°53'33.66"E			
10.	Plot Area (Sq.m.)	2,34,952.18			
11.	Deductions (Sq.m.)	13,695.78			
12.	Net Plot area (Sq.m.)	(I)1,82,915.1 + (R) 38,341.30 = 2,21,256.4			
13.	Ground coverage (m^2) & %	21731.20 sqm, 9.8%			
14.	FSI Area (Sq.m.)	3,05,945.83			
15.	Non-FSI (Sq.m.)	2,50,335.66			
16.	Proposed built-up area (FSI + Non FSI) (Sq.m.)	5,56,281.49			
17.	TBUA (m^2) approved by Planning Authority till date	IOD received from MCGM -157943.83 sqm			
18.	Earlier EC details with Total Construction area, if any.	The project has received EC from MoEFCC dated 30.08.2017 for the total plot area 2,36,919.00 sqm and Total construction area of 5,79,125.45 sqm for total bldgs. 10 nos. of bldgs. (LTBT- Wing A, B, C, LTCT-T1, T2, Convenience shopping, Residential- T1 to T6+school).			
19.	Construction completed as per earlier EC (FSI + Non FSI) (Sq.m.)	LTBT and school has constructed on site having total construction area of 107560.69 sqm. Wing B and C of LTBT has received OC			
20.	**Previous EC / Existing Building**		**Proposed Configuration**		**Reason for Modification / Change**
	Configuration	**Height (m)**	**Configuration**	**Height (m)**	
	IT building: LTBT Wing A – 3rd B + 2 levels of Part B/Part P + stilt/Gr+1 to 18th Floors Wing B– 3rd B + 2 levels of Part B/Part P +	IT building Wing A & C: 89.35 m up to terrace level Wing B:16.16 m	IT -B Towers: Wing A – 3rd B + 2 levels of Part B/Part P + stilt/Gr+1 to 15th Floors Wing B– 3rd B + 2 levels of Part B/Part P + stilt/Gr+1st to 2nd Floor Wing C– 3rd B + 2 levels of Part B/Part P + stilt/Gr+1 to 15th Floors	IIT building Wing A & C: 75.45 up to terrace TOC Wing B:16.16 m Wing C: 75.45 up to terrace TOC	Reduction in floors due to Aviation height Wing B and C is completed and OC received

	stilt/Gr+1st to 2nd Floor Wing C– 3rd B + 2 levels of Part B/Part P + stilt/Gr+1 to 18th Floors		Wing B&C OC Received		
	IT Towers: LTCT • IT Tower 1 with 3 basement + Ground + 18 floors • IT Tower 2 with 3 basements + Ground +18 upper floors • Convenience Shopping Building - 3 Basements + Ground + 4 floors **Residential Towers:** • T1 - 3 Basement + Ground + 1 podium + Stilt + 22 floor • T2 to T5 - 3 Basement + Ground + 1 podium + Stilt + 28 floor	IT tower 1: 84.60 m IT Tower 2: 84.60 m Convenience Shopping Building: 22.00 m Residential Tower T1: 80.70 m T2 to T5: 99.30 m T6: 86.90 m School: 30 m upto Terrace TOC	**LTCT Towers:** IT Tower 1 with 3 basement + Ground + 1 Podium + 19 floors IT Tower 2 with 3 basement + Ground + 1 Podium + 19 floors **Residential Towers:** **Residential T2 to T5** : 2 Basement (B3,B2)+ B1/ Lower Ground+ Upper	IT tower 1 =: 88.20 m up to terrace TOC IT Tower 2 =: 88.20 m upto terrace TOC Residential=Tower T2 to T5 =: 79.4 m upto terrace TOC Retail =: Part of residential ht School =: 30 m upto Terrace TOC	Change in planning

	T6 - 3Basement + Ground + 1 podium + Stilt + 24 floor **School:** B + Ground + 6 floors		Ground/ Podium 1 + Stilt + 22 floor **Retail within Residential podium footprint:** 2 Basement (B3, B2) + B1/ Lower Ground+ Upper Ground/ Podium 1 **School:** B + Ground + 6 floors		
21.	No. of Tenements & Shops		**IT -B Towers** =Wing A, B, C: NA **IT-C Towers** = IT Tower 1 and 2: NA **Residential Towers** =T2 to T5: 547 Nos **School** = classrooms: 44 nos.		
22.	Total Population		**IT -B Towers** =Wing A, B, C: 10,000 nos. **IT-C Towers** = IT Tower 1 and 2: 15,532 nos. **Residential Towers** =T2 to T5: 3166 nos. **Retail**: 912 nos. **School (including staff):** 2540 nos. **Total: 32150** nos.		
23.	Total Water Requirements CMD		Total Water Requirement: 1728 CMD Domestic: 1003 Flushing: 726 Landscape: 113 HVAC -239		
24.	Under Ground Tank (UGT) location		LTBT	Basement	
			LTCT	1.5 m below ground	
			T2-T5	1.5 m below ground	
			Retail	1.5 m below ground	
			School	Basement	

<table>
<tr><td>25.</td><td>Source of water</td><td colspan="8">MCGM</td></tr>
<tr><td rowspan="3">26.</td><td rowspan="3">STP Capacity & Technology</td><td colspan="8">MBBR technology</td></tr>
<tr><td></td><td>LTB T 1</td><td>LT BT 2</td><td>LTC T 1</td><td>LT CT 2</td><td>Retail</td><td>Residential (Tower 2, 3, 4 & 5)</td><td>School</td></tr>
<tr><td>STP-1553 KLD</td><td>310</td><td>220</td><td>320</td><td>325</td><td>16</td><td>362</td><td>0</td></tr>
<tr><td>27.</td><td>STP Location</td><td colspan="8">Ground and Basement</td></tr>
<tr><td>28.</td><td>Sewage Generation CMD & % of sewage discharge in the sewer line</td><td colspan="8">1489 KLD, ZLD is achieved</td></tr>
<tr><td rowspan="4">29.</td><td rowspan="4">Solid Waste Management during Construction Phase</td><td colspan="2">Type</td><td>Quantity (Kg/d)</td><td colspan="5">Treatment / disposal</td></tr>
<tr><td colspan="2">Dry waste</td><td>175 kg. /day</td><td colspan="5">Will be handed over to MCGM</td></tr>
<tr><td colspan="2">Wet waste</td><td>75 kg/day</td><td colspan="5">Will treated in existing OWC of LTBT</td></tr>
<tr><td colspan="2">Construction waste</td><td>90000 cum</td><td colspan="5">As per CnD waste rule</td></tr>
<tr><td rowspan="5">30.</td><td rowspan="5">Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed</td><td colspan="2">Type</td><td>Quantity (Kg/d)</td><td colspan="5">Treatment / disposal</td></tr>
<tr><td colspan="2">Dry waste</td><td>3328 kg/day</td><td colspan="5">Shall be given to recyclers/authorized vendors</td></tr>
<tr><td colspan="2">Wet waste</td><td>2185 kg/day</td><td colspan="5">Treated in Organic Waste Converter- batch processing method</td></tr>
<tr><td colspan="2">E-Waste</td><td>Commercial -26 Tons/annum Residential-1.58 Tons/annum</td><td colspan="5">E waste handed over to the authorized recycler appointed by MPCB</td></tr>
<tr><td colspan="2">STP Sludge (dry)</td><td>80 kg/day</td><td colspan="5">Shall be handled as per hazardous waste management rules</td></tr>
<tr><td rowspan="2">31.</td><td rowspan="2">R.G. Area in sq.m.</td><td colspan="8">IT RG
RG required is 27,588.40 Sq.m (15%)
RG provided is 27,588.40 Sq.m (15%)</td></tr>
<tr><td colspan="8">For I to R plot</td></tr>
</table>

<table>
<tr><td></td><td></td><td>Residential RG Required – 9585 SQ.M (25%)
School RG Required – 660 Sq.M (15%)
Total RG Required – 10,245 Sq.M
Total Green Area (On Ground): 6,122.02 Sq.m (60%)
Green Area (On Podium): 4,278.62 Sq.m (40%)
Total RG: 10,400.64 Sq.m</td></tr>
<tr><td></td><td></td><td>Existing trees on the plot: 1485 nos.</td></tr>
<tr><td></td><td></td><td>Number of trees to be planted: 2936 (With existing trees)
a) In RG area: 500 nos.
b) In Miyawaki Plantation (with area); 1500 (400 sqm.)
nos. of trees proposed to be planted</td></tr>
<tr><td></td><td></td><td>Number of trees to be cut: 113 nos.</td></tr>
<tr><td></td><td></td><td>Number of trees to be transplanted: 391 nos.</td></tr>
<tr><td>32.</td><td>Power requirement</td><td>During Operation Phase:
Connected load (kW) -35393
Demand load (kW)- 22572</td></tr>
<tr><td>33.</td><td>Energy Efficiency</td><td>IT
Total savings – 26.6%
Solar savings – 2.3%
resi-
Total savings – 15.1%
Solar savings – 1.6%</td></tr>
<tr><td>34.</td><td>D.G. set capacity</td><td>
<table>
<tr><th>LT BT 1</th><th>LTB T 2</th><th>LT CT 1</th><th>LTC T 2</th><th>Retail</th><th>Residential (Tower 2, 3, 4 & 5)</th><th>School</th></tr>
<tr><td>4 x 1500 kVA + 2 x 1250 kVA</td><td>4 x 1500 kVA</td><td>4 x 1500 kVA</td><td>4 x 1500 kVA</td><td>1 x 630 kVA</td><td>1 x 1000 kVA + 1 x 500 kVA</td><td>1 x 630 kVA</td></tr>
</table>
</td></tr>
<tr><td>35.</td><td>No. of 4-W & 2-W Parking with 25% EV</td><td>4-W-
LTCT-2045 nos.
Resi-1418 nos.
School-61 nos.
LTBT -1480 nos.
2-w-423 nos.</td></tr>
<tr><td>36.</td><td>No. & capacity of Rain water harvesting tanks /Pits</td><td>LTBT – 120 cum
LTCT- 388 cum
Resi-156 cum
School-47 cum</td></tr>
<tr><td>37.</td><td>Project Cost in (Cr.)</td><td>Rs 3077 Cr</td></tr>
</table>

38.	EMP Cost	Capital Cost: Rs. 1732.50 lakhs O & M Cost: Rs.402.00 lakhs/annum
39.	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	OM dated 30.9.2020 U/n F.No- 22-65/2017.IA.III supersedes earlier OM under even number dated 1st May, 2018 regarding guidelines in respect to CER
40.	Details of Court Cases/litigations w.r.t the project and project location, if any.	NA

Proposed amendment in earlier EC dated: 30/08/2017 & major particulars of project are as mentioned below:

Particulars (Sq. mts)	**Details as per EC dated 30.08.2017 (sq. mts)**	**Proposed Amendment (sq. mts)**	**Remarks**
Total Plot Area	2,36,919.00	2,34,952.18	As per Plot boundary Demarcation.
Plot area for Industry	1,83,482.04	1,86,225.17	Change as per revised I to r received
I to R – (residential, retail and school)	53,436.96	48,727.01	Change as per revised I to r received
Net Plot Area	2,05,752.2	(I)1,82,915.1 + (R) 38,341.30 = 2,21,256.4	Change as per revised I to r received
FSI Area	2,98,425.58	3,05,945.83	Increase in FSI area as per 2034
Non FSI Area	2,80,699.89	2,50,335.66	Reduction in Non FSI area
Total Construction Area	5,79,125.45	5,56,281.49	Reduction in Total construction a area
Project Cost(Rs.)	1,682 Cr.	3,077 Cr	Increase in Project cost
Nos of builifngs	10 nos	9 nos	Reduction in building due to change in planning
No. of Tenements	LTBT-Wing A, B, C (IT Buildings) : N.A. IT Tower 1 and 2 : N.A. Convenience Shopping Building: N.A. Residential Towers T1 to T6 : 879 Nos School capacity (classrooms) : 44 nos.	LTBT Towers =Wing A, B, C : NA LTCT Towers = IT Tower 1 and 2 : NA Residential Towers =T2 to T5 : 547 Nos School = classrooms: 44 nos .	
Particulars (Sq.m)	**Details as per EC dated 30.08.2017 (sq.mts)**	**Proposed Amendment (sq.mts)**	Remarks
Building	IT building: LTBT	LTBT Towers:	Reduction in floors due to

Configuration	• Wing A – 3rd B + 2 levels of Part B/Part P + stilt/Gr+1 to 18th Floors • Wing B– 3rd B + 2 levels of Part B/Part P + stilt/Gr+1st to 2nd Floor • Wing C– 3rd B + 2 levels of Part B/Part P + stilt/Gr+1 to 18th Floors	• Wing A – 3rd B + 2 levels of Part B/Part P + stilt/Gr+1 to 15th Floors • Wing B– 3rd B + 2 levels of Part B/Part P + stilt/Gr+1st to 2nd Floor • Wing C– 3rd B + 2 levels of Part B/Part P + stilt/Gr+1 to 15th Floors • Wing B&C OC Received	Aviation height Wing B and C is completed and OC received
	IT Towers: LTCT • IT Tower 1 with 3 basement + Ground + 18 floors • IT Tower 2 with 3 basements + Ground +18 upper floors • Convenience Shopping Building - 3 Basements + Ground + 4 floors Residential Towers: • T1 - 3 Basement + Ground + 1 podium + Stilt + 22 floor • T2 to T5 - 3 Basement + Ground + 1 podium + Stilt + 28 floor • T6 - 3Basement + Ground + 1 podium + Stilt + 24 floor School: B + Ground + 6 floors	LTCT Towers: • IT Tower 1 with 3 basement + Ground + 1 Podium + 19 floors • IT Tower 2 with 3 basement + Ground + 1 Podium + 19 floors Residential Towers: • Residential T2 to T5 : 2 Basement (B3,B2)+ B1/ Lower Ground+ Upper Ground/ Podium 1 + Stilt + 22 floor • Retail within Residential podium footprint: : 2 Basement (B3,B2)+ B1/ Lower Ground+ Upper Ground/ Podium 1 School: B + Ground + 6 floors	Change in planning
Particulars (Sq.m)	Details as per EC dated 30.08.2017 (sq.mts)	Proposed Amendment (sq.mts)	Remarks

Height of Building	IT building Wing A & C : 89.35 m up to terrace level Wing B:16.16 m IT tower 1: 84.60 m IT Tower 2 : 84.60 m Convenience Shopping Building: 22.00 m Residential Tower T1 : 80.70 m T2 to T5 : 99.30 m T6 : 86.90 m School : 30 m upto Terrace TOC	LTBT building Wing A & C : 75.45 up to terrace TOC Wing B:16.16 m Wing C : 75.45 up to terrace TOC LTCT tower 1 =: 88.20 m up to terrace TOC LTCT Tower 2 = : 88.20 m upto terrace TOC Residential=Tower T2 to T5 =: 79.4 m upto terrace TOC Retail = :Part of residential ht School = : 30 m upto Terrace TOC	Reduction in height due to change in planning
Population	LTBT Wing A, B,C: 12,000 no.s IT Tower 1 and 2 & Convenience shopping : 10,246 nos. Residential Towers T1 to T6 : 4,395 nos. School (including staff) : 2,540 nos. Total : 29,181nos	LTBT Towers =Wing A, B,C : 10,000 nos. LTCT Towers = IT Tower 1 and 2: 15,532 nos. Residential Towers =T2 to T5 : 3,166 nos. Retail : 912 nos. School (including staff): 2,540 nos. Total : 32,150 nos.	As per NBC 2016 norms
Total water	1174 KLD	1728 KLD	As per NBC 2016 norms
Total Sewage generation	1081 KLD	1489 KLD	As per NBC 2016 norms
Particulars (Sq.m)	Details as per EC dated 30.08.2017 (sq.mts)	Proposed Amendment (sq.mts)	Remarks
Total Capacity of STP	1134 KLD	1553 KLD	As per NBC 2016 norms
Total solid waste	5527 kg/day	5513 kg/day	As per NBC 2016 norms
Landscape Green Area	I to R - 14,320.05 Sq.m Industry – 3,585 sqm	I to R- 10,400.64 Sq.m Industry - 27,588.40 sqm	RG has now been calculated on the revised net plot area and DCPR 2034 requirements
Parking	Com-1468 nos Resi-1031 nos	LTCT-2045 nos. Resi-1418 nos. School-61 nos. LTBT -1480 nos.	As per DCPR 2034
Maximum demand	14633 kw	22572 kw	As per calculations

3. Proposal is an expansion of existing construction project. PP has obtained earlier EC vide letter No. 21-80/2016-IA-III, dated: 30/08/2017 for total plot area of 2,36.919.00 Sq. Mtrs, Total construction area of 5,79,125.45 Sq. Mtrs and FSI area of 2,98,425.58 Sq. Mtrs. Proposal has been considered by SEIAA in its 257th meeting (Day-4) and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1.PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to obtain following updated NOCs & remarks as per amended plan:
a) SWD NOC for School & Residential buildings; b) Civil Aviation NOC; c) Nalla Remarks.
3. PP to submit certified six-monthly compliance report of earlier EC from Regional Office, MOEF&CC, Nagpur.
4.PP to reduce the discharge of treated water up to 35%. PP to submit NOC from concern authority for use of excess treated water in nearby Garden reservation/ Construction.
5.PP to include cost of dewatering, basement ventilation & mechanical ventilation in EMP; PP to include DMP in EMP & accordingly, revise EMP of Construction & Operation phase.
6.PP to relocate UGTs of Residential buildings to the first basement, such that top of UGTs are flush to the ground level.
7.PP to relocate proposed parking on STP.
8.PP to submit carbon foot print study report.

B. SEIAA Conditions-

1. This is restricted for IT Tower 1 & 2 (LTCT) up to height 17.278 m as per Civil Aviation NoC dated 07.08.2018. Further this EC is restricted for IT Tower 1 & 2 (LTCT) up to height 84.00 m & 79.80 m respectively as per CFO NoC dated 23.11.2022.
2. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
5. SEIAA after deliberation decided to grant EC for – FSI – 154909.73 m2, Non FSI-224192.06 m2, Total BUA- 379101.79 m2. (Plan approval No (1) CHE/ES/0127/S-T/337 (New) dated 27.12.2021 for LTBT (AMN Tower) -wing A, B & C; (2) CHE/ES/2335/S/337 (New) dated 12.09.2022 for Residential Tower No. T2 to T5; (3) CHE/ES/2336/S/337 (New) for LTCT — Wing A & B and (4) P-3502/2019(86,87 and 112 and others) IS ward /Paspoli/337 dated 15.07.2022 for School building) (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 give100 % 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, NOx (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

I. PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.

II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.

III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.

IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.

V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.

VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.

VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.

5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.

6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.

8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.

9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

Pravin Darade
(Member Secretary, SEIAA)

Copy to:

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

Signature Not Verified
Digitally signed by Shri Pravin C. Darade , I.A.S.
Member Secretary
Date: 4/12/2023 4:24:25 PM