



सत्यमेव जयते

File No: SIA/MH/INFRA2/564423/2026

Government of India

Ministry of Environment, Forest and Climate Change

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

\*\*\*



Date 02/05/2026



To,

Mr Umeshkumar Upadhyay  
PARADISE GREEN-SPACES LLP  
1701, Satra Plaza, Plot No. 19 & 20, Sector - 19D, Vashi, Navi Mumbai - 400705., THANE,  
MAHARASHTRA, 400705  
crmlegal@paradisegroup.co.in

**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/INFRA2/564423/2026 dated 14/01/2026 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.	EC26B3813MH5119628N
(ii) File No.	SIA/MH/INFRA2/564423/2026
(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	Proposed Residential Cum Commercial Building on Plot No. D-223/A/C/D, Shiravane, MIDC, Navi Mumbai by M/s. Paradise Green-Spaces LLP.
(viii) Name of Company/Organization	PARADISE GREEN-SPACES LLP
(ix) Location of Project (District, State)	RAIGAD, MAHARASHTRA
(x) Issuing Authority	SEIAA
(xi) Applicability of General Conditions as per EIA Notification, 2006	No

Plot/Survey Khasra Nos.: D-223/A/C/D

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A, B and C)/ EIA & EMP Reports were submitted to the SEIAA for an appraisal by the SEIAA under the provision of EIA notification 2006 and its subsequent amendments.
4. The above-mentioned proposal has been considered by SEIAA in the meeting held on . The minutes of the meeting and all the project documents are available on PARIVESH portal which can be accessed from the PARIVESH portal by scanning the QR Code above or through the following web link [click here](#).
5. The brief about configuration of products and byproducts as submitted by the Project Proponent in orm-1 (Part A, B and C)/ EIA & EMP Reports / presented during SEIAA are annexed to this EC as Annexure (1).
6. The SEIAA, in its meeting held on , based on information submitted viz: Form 1 (Part A, B and C), EIA/EMP report etc & clarifications provided by the project proponent and after detailed deliberations on all technical aspects and public hearing issues and compliance thereto furnished by the Project Proponent, recommended the proposal for grant of Environment Clearance under the provision of EIA Notification, 2006 and as amended thereof subject to compliance of Specific and Standard EC conditions as given in this letter.
7. The SEIAA has examined the proposal in accordance with the provisions contained in the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and based on the recommendations of the State Environment Impact Assessment Authority(SEIAA) Appraisal Committee hereby accords Environment Clearance to the instant proposal of M/s. Mr Umeshkumar Upadhyay 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.
12. General Instructions:
  - (a) The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEF&CC/SEIAA website where it is displayed.
  - (b) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
  - (c) The project proponent shall have a well laid down environmental policy duly approved by the Board of Directors (in case of Company) or competent authority, duly prescribing standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions.
  - (d) Action plan for implementing EMP and environmental conditions along with responsibility matrix of the project proponent (during construction phase) and authorized entity mandated with compliance of conditions (during perational phase) shall be prepared. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Six monthly progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six-Monthly Compliance Report.
  - (e) Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
  - (f) The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
  - (g) Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
13. This issues with the approval of the Competent Authority

**Annexure 1**

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

1. Specific Condition

S. No	EC Conditions														
1.1	<table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Conditions</th> </tr> </thead> <tbody> <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. PP to obtain all mandatory NOCs from the concerned competent authority and the planning authority shall not issue occupation certificate unless PP obtain the same.</td> </tr> <tr> <td>2.</td> <td>PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of requirement of EIA notification 2006, amended from time to time</td> </tr> <tr> <td></td> <td>PP to provide on line air quality monitoring system along with provision of legible display board (Digital) of air quality status on 24x7 basis and include cost in EMP.</td> </tr> <tr> <td></td> <td>PP to ensure to achieve the standard parameters of the treated sewage as per order issued by the Hon'ble National Green tribunal on 30.04.2019. PP also to ensure that, the water proposed to be used for construction activities (within or outside premises) /public gardens/road medians etc. shall be strictly for non-potable purpose and after obtaining necessary permission from the competent authority.</td> </tr> <tr> <td>5.</td> <td>All guidelines issued by the local planning authority, MPCB/CPCB shall be followed to reduce /control air pollution due to proposed activity by way of providing adequate barricading, foggers, water sprinkling.</td> </tr> <tr> <td>6.</td> <td>PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.</td> </tr> </tbody> </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. PP to obtain all mandatory NOCs from the concerned competent authority and the planning authority shall not issue occupation certificate unless PP obtain the same.	2.	PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of requirement of EIA notification 2006, amended from time to time		PP to provide on line air quality monitoring system along with provision of legible display board (Digital) of air quality status on 24x7 basis and include cost in EMP.		PP to ensure to achieve the standard parameters of the treated sewage as per order issued by the Hon'ble National Green tribunal on 30.04.2019. PP also to ensure that, the water proposed to be used for construction activities (within or outside premises) /public gardens/road medians etc. shall be strictly for non-potable purpose and after obtaining necessary permission from the competent authority.	5.	All guidelines issued by the local planning authority, MPCB/CPCB shall be followed to reduce /control air pollution due to proposed activity by way of providing adequate barricading, foggers, water sprinkling.	6.	PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.
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Annexure 2

Details of the Project

S. No.	Particulars	Details	
a.	Details of the Project	Proposed Residential Cum Commercial Building on Plot No. D-223/A/C/D, Shiravane, MIDC, Navi Mumbai by M/s. Paradise Green-Spaces LLP.	
b.	Latitude and Longitude of the project site	19.04188512869172,73.02894496647455 19.04294762187929,73.03193351386005	
c.	Land Requirement (in Ha) of the project or activity	<b>Nature of Land involved</b>	
		<b>Area in Ha</b>	
		Non-Forest Land (A)	2.3089
		Forest Land (B)	0

S. No.	Particulars	Details	
		Nature of Land involved	Area in Ha
		Total Land (A+B)	2.3089
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)	79673	
g.	EMP Cost (in lacs)	497	
h.	Employment Details		

**Details of Products & By-products**

Name of the product /By-product	Product / By-product	Quantity	Unit	Mode of Transport / Transmission	Remarks (eg. CAS number)
FSI area	Product	158751.223	sqm	NA	NA
Non FSI area	Product	136187.533	sqm	NA	NA
TBUA	Product	294938.756	sqm	NA	NA

**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY**

No. SIA/MH/INFRA2/564423/2026  
Environment & Climate Change  
Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.

To  
M/s. Paradise Green-Spaces LLP.  
Plot No. D-223/A/C/D, Shiravane,  
MIDC, Navi Mumbai

Subject : Environmental Clearance for Proposed Residential Cum Commercial Building on Plot No. D-223/A/C/D, Shiravane, MIDC, Navi Mumbai by M/s. Paradise Green-Spaces LLP.

Reference : Application no. SIA/MH/INFRA2/564423/2026

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-II in its 274<sup>th</sup> meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 331<sup>st</sup> meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 23<sup>rd</sup> April, 2026.

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

Sr. No.	Description	Details	
1	Proposal Number	SIA/MH/INFRA2/564423/2026	
2	Name of Project	Proposed Residential Cum Commercial Building on Plot No. D-223/A/C/D, Shiravane, MIDC, Novi Mumbai by M/s. Paradise Green-spaces LLP.	
3	Project category	8(b) B1	
4	Type of Institution	LLP	
5	Project Proponent	Name	Mr. Umeshkumar Upadhyay
		Regd. Office address	1701, Satra Plaza, Plot No. 19 & 20, Sector - 19D, Vashi, Novi Mumbai - 400705.
		Contact	9167216345

		number	
		e-mail	crmlegal@paradisegroup.co.in
6	Consultant	Enviro Analysts & Engineers Pvt. Ltd. NABET Accreditation No: NABET/EIA/24-27/RA 0355 Validity – 19/06/2027	
7	Applied for	New Brownfield project	
8	Location of the project	Plot No. D-223/A/C/D, Shiravane, MIDC, Navi Mumbai	
9	Latitude and Longitude	Latitude: 19° 2'32.47"N Longitude: 73° 1'49.69"E	
10	Plot Area (Sq.m.)	23089.000	
11	Deductions (Sq.m.)	0	
12	Net Plot area (Sq.m.)	23089.000	
13	Ground coverage (m2) & %	14198.01 (61%)	
14	FSI Area (Sq.m.)	158751.223	
15	Non-FSI (Sq.m.)	136187.533	
16	Proposed built-up area (FSI + Non-FSI) (Sq.m.)	294938.756	
17	TBUA (m2) approved by Planning Authority till date.	.....	
18	Earlier EC details with Total Construction area, if any.	NA	
19	Construction completed as per earlier EC (FSI + Non FSI) (Sq.m.)	No Construction work started.	
20	Previous EC / Existing Building		Reason for Modification / Change
	Building Name	Proposed Configuration	
	Building Name	Building Configuration	Height

	Name	ht (m)	Height (m)		(m)	
--	--	--	Tower 1 (Commercial IT Building)	Basement + Gr. (stilt parking/Commercial) + 1st & 2nd commercial & Parking + 3rd to 6th Podium parking + 7th (service floor) + 8th to 28th (offices) + 29th Floor (part commercial)	95.05	NA
--	--	--	Tower 2 & 3 (Residential Building)	Basement + 3 Lower Ground + Gr. (St.) + 1st and 2nd Podium parking + 3rd floor (Amenity floor) + 4th to 35th flr (Residential)	126.60	NA
21	No. of Tenements		Tower 1 (Commercial IT Building): 907 units [Shop: 4 + Office: 901 + Food court: 2]; Tower 2 & 3 (Residential Building): 488 units			
22	Total Population (Nos.)		14115 Nos.			
23	Total Water Requirements CMD		Domestic Water – 509 KLD + Flushing Water – 326 KLD + Landscaping – 16 KLD = Total Water Requirement – 851 KLD. Swimming Pool – 20 KLD			

24	Under Ground Tank (UGT) location	Basement Level		
25	Source of Water	MIDC-TTC		
26	Sewage Generation CMD & % of sewage discharge in sewer line	784 KLD & 35 % of excess treated water to sewer line.		
27	STP Capacity & Technology	STP of total capacity of 865 KLD & MBBR Technology		
28	STP Location	Basement Level		
29	Solid Waste Management during Construction Phase	Type	Quantity (Kg/d)	Treatment/disposal
		Dry waste	25	Will be handed over to a recycler
		Wet waste	30	Handed over to Municipal waste collector
		Topsoil	3300 cum	Being used for landscaping
		Construction waste	Demolition 5425 cum	425 cum Salvageable material to be taken by the local recycler. There will be transportation outside of the plot as per the NOC, which will be obtained in due course.
Excavation Debris	85325 cum	Will reuse the approximately 5,300 cum quantity in		

					internal plot & road development work. & remaining debris will be unloaded at their own plot of GHOT, which is located 17.00 KM away, for levelling purposes.	
				Empty cement bags	175460 nos.	To be handed over to local recyclers
				Steel	30 MT	To be handed over to local recyclers
				Aggregates	120 MT	To be used as a layer for internal roads and building boundary wall.
				Broken Tiles	7315 sqm	Waste tiles to be used as China mosaic for terraces.
				Empty Paint Cans (20 Liter/can)	4390 nos.	To be handed over to the recycler
30	Total Solid Waste Quantities with type	Type	Quantity (Kg/d)		Treatment/disposal	

	during Operation Phase & Capacity of OWC to be installed	Dry waste	2314	Will be handed over to a recycler
		Wet waste	1674	Composting by OWC - manure produced will be used at a site for landscaping
		E-Waste (kg/year)	11643	Will be collected and sent to MPCB-authorized recyclers.
		STP Sludge (dry)	39	Dry sewage sludge will be used as manure for gardening.
31	R.G. Area in sq.m.	<p>RG required – 2309 sq.mt. (10%)  RG Provided on mother earth – 2311.506 sq. m.  Total – 2311.506 sq. m.  Existing trees on plot: 0 nos.  Number of trees to be cut: 0 nos.  Number of trees to be transplanted: 0 nos.  Number of trees to be retained: 0 nos.  In RG area (net plot area/80 sq.mt.): 290 nos.  In Miyawaki Plantation (with area): 460 nos. (115 Nos. of Canopy + 115 nos. of Tree + 115 nos. of Sub tree + 115 no of shrubs) + 115 nos. of Shrubs. 115 sq.mt.  Total Number of trees after development: 750 nos. (460 nos. Miyawaki + 290 nos. Proposed) + (including 115 nos of Shrubs).</p>		
32	Power requirement	During operation phase: —		
		Source	MSEDCL	
		Connected load (kW)	27640	
		Maximum Demand(kW)	10981	
33	Energy Efficiency	Total energy saving (%): 22		

		Solar saving (%): 5
34	D.G. set Capacity	Tower 1 – 1x 400 KVA + 1 x 500 KVA, Tower 2 & 3 – 2 x 750 KVA
35	No. of 4-W & 2-W Parking with 25% EV	4W – 2095 nos., 2W – 1169 nos. with 25% EV Charging facility.
36	No. & capacity of Rainwater harvesting tanks /Pits	RWH tank is proposed considering 2 days holding capacity – 357 cum/day. (Tower 1 – 1 x 262 cum & Tower 2 & 3 – 1 x 95 cum)
37	Project Cost (Cr.)	Rs. 796.73 Cr
38	EMP Cost	Construction Phase (Rs. in lacs) – Capital Cost: 116.1 O&M Cost: 120.8 Operation Phase (Rs. in lacs) – (including DMP cost) Capital Cost: 1560.71 O&M Cost: 115.2
39	CER Details with justification if any....as per MoEF & CC circular dated 01/05/2018	CER will be as per OM DATED 30.9.2020 U/n F.No-22-65/2017.IA.III that supersedes earlier OM dated 1st May,2018.
40	Details of Court Cases/litigations w.r.t the project and project location, if any.	NA

3. Proposal has been considered by SEIAA in its 331<sup>st</sup> meeting held on 23<sup>rd</sup> 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. PP to obtain all Mandatory NOCs from the Competent Authority required for the Proposed Project. The planning authority shall not grant an occupation certificate unless the PP obtain all NOCs
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 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.
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5. PP to ensure to achieve the standard parameters of the treated sewage are achieved 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.
6. 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.
7. 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 2309 m<sup>2</sup> 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. This EC is restricted height for Tower 1 up to 90.65m and Tower 2 up to 87.20m as per Fire NOC dated 27.03.2026.
4. This EC is restricted height for Tower 1 up to 93.52m and Tower 2 &3 up to 90.18m including OHT & Lighting arrester as per Civil Aviation NOC dated 03.12.2025.
5. PP to comply conditions mentioned in Nalla remarks NOC.
6. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
7. Air Quality Index monitoring to be ensured. Dust suppression measures shall be implemented also considering height of the building. Additional measures to be ensured.
8. In view of Maharashtra Electric Vehicle Policy, 2025, PP to provide electric vehicle D. C. Charger for 20 % of total parking provided, the number of D. C. Chargers should be worked out as provided in Niti Ayog Handbook of EV charging infrastructure implementation. Planning authority and MPCB to ensure the compliance of the same.
9. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF & CC vide F.No.22-34/2018-IA III dt.04.01.2019.
10. SEIAA decided to grant EC for FSI-1,37,893.20m<sup>2</sup>, Non FSI-1,30,346.17m<sup>2</sup>, total BUA-2,68,239.37m<sup>2</sup>. (Plan approval No- EE/Dn. II/MHP/SPA/I/164115/of 2026 dated: 06.04.2026) (FSI, Non FSI and TBUA restricted as per approval).

**General Conditions:**

**a) Construction Phase: -**

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people,

- only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
  - IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
  - V. Arrangement shall be made that waste water and storm water do not get mixed.
  - VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
  - VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
  - VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
  - IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
  - X. The Energy Conservation Building code shall be strictly adhered to.
  - XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
  - XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
  - XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
  - XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
  - XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
  - XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
  - XVII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
  - XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
  - XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a

separate environment cell /designated person.

**B) Operation phase: -**

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at [parivesh.nic.in](http://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, SO<sub>2</sub>, NO<sub>x</sub> (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, 1<sup>st</sup> 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, Thane.
6. Managing Director, MIDC.
7. Regional Officer, Maharashtra Pollution Control Board, Navi Mumbai.