



सत्यमेव जयते

File No: SIA/MH/INFRA2/566142/2026

Government of India

Ministry of Environment, Forest and Climate Change

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



Dated: 24/03/2026



To,

Bhavik Gajra
GAJRA HOME BUILDERS PRIVATE LIMITED
8, Shivji Market, Plot No. 8 & 9, Sector - 19D, Vashi, Navi Mumbai., Vashi, MUMBAI,
MAHARASHTRA, 400703
[REDACTED]

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

Sir/Madam,

This is in reference to your application for Grant of EC under the provision of the EIA Notification 2006-regarding in respect of project Expansion in EC of Proposed Residential cum Commercial – Bhoomi Serenity project at Plot No. 4, Sector 37, Kharghar, Navi Mumbai by M/s. Gajra Home Builders Pvt Ltd submitted to Ministry vide proposal number SIA/MH/INFRA2/566142/2026 dated 20/01/2026.

2. The particulars of the proposal are as below:

(i) EC Identification No.	EC26C3801MH5444540N
(ii) File No.	SIA/MH/INFRA2/566142/2026
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction Expansion in EC of Proposed Residential cum Commercial – Bhoomi Serenity project at Plot No. 4, Sector 37, Kharghar, Navi Mumbai by M/s. Gajra Home Builders Pvt Ltd
(vi) Name of Project	
(vii) Name of Company/Organization	GAJRA HOME BUILDERS PRIVATE LIMITED
(viii) Location of Project (District, State)	MUMBAI, MAHARASHTRA
(ix) Issuing Authority	SEIAA
(x) Applicability of General Conditions	no
(xi) Applicability of Specific Conditions	no

Plot/Survey Khasra Nos.: Plot No. 4 , Sector 37 , Kharghar , Navi Mumbai

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 11/03/2026. 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 11/03/2026, 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. Bhavik Gajra 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	<table border="1" style="width: 100%;"> <thead> <tr> <th style="text-align: center;">Sr. No.</th> <th style="text-align: center;">Conditions</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">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 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.</td> </tr> <tr> <td style="text-align: center;">2.</td> <td>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.</td> </tr> <tr> <td style="text-align: center;">3.</td> <td>PP to obtain the Certified Compliance Report of the earlier EC from the Integrated Regional Office of MoEF&CC, Nagpur.</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 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 obtain the Certified Compliance Report of the earlier EC from the Integrated Regional Office of MoEF&CC, Nagpur.
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. 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 obtain the Certified Compliance Report of the earlier EC from the Integrated Regional Office of MoEF&CC, Nagpur.								

S. No	EC Conditions
4.	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.
5.	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.
6.	PP to complete the tree plantation within the site during the construction phase.
7.	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
1 bldg.	1 bldg.	40392	4600	44992	Sq.m.	Road

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/566142/2026
Environment & Climate Change
Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Gajra Home Builders Pvt Ltd.
Plot No. 4, Sector 37, Kharghar,
Navi Mumbai.

Subject : Environmental Clearance for Proposed Expansion in EC for Proposed Residential cum Commercial 'Bhoomi Serenity' project at Plot No. 4, Sector 37, Kharghar, Navi Mumbai by M/s. Gajra Home Builders Pvt Ltd.

Reference : Application no. SIA/MH/INFRA2/566142/2026.

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-II in its 268th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 324th meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 11th March, 2026.

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

Sr. No	Description	Details	
1.	Proposal number	SIA/MH/INFRA2/566142/2026	
2.	Name of Project	Expansion in EC of Proposed Residential cum Commercial – Bhoomi Serenity project at Plot No. 4, Sector 37, Kharghar, Navi Mumbai by M/s. Gajra Home Builders Pvt Ltd	
3.	Project Category	8(a) B2	
4.	Type of Institution	Private	
5.	Project Proponent	Name	M/s. Gajra Home Builders Pvt Ltd
		Regd. Office address	8, Shivji Market, Sector 19D, Vashi, Navi Mumbai
		Contact number	9870037006
		e-mail	
6.	Consultant	ACE Environment NABET Accredited Certificate No. NABET/EIA/23-26/IA0133 dated 13.03.2024 valid up to 08.12.2026	
7.	Applied for	Expansion	
8.	Location of the project	Plot No. 4, Sector 37, Kharghar, Navi Mumbai	
9.	Latitude and Longitude	Latitude: 19° 4'28.35"N, Longitude: 73° 4'36.09"E	
10.	Total Plot Area	3,907.46 sq.m.	
11.	Deductions	Nil	
12.	Net Plot Area	3,907.46 sq.m.	
13.	Ground coverage & %	2,499.551 sq.m. (63.96 %)	

14.	Proposed FSI	25,216.316 sq.m.						
15.	Proposed Non FSI Area	19,775.684 sq.m.						
16.	Proposed built-up area (FSI + Non FSI)	44,992.00 sq.m.						
17.	FSI area approved by Planning Authority till date	25,216.316 sq.m.						
18.	Earlier EC details with Total Construction area, if any	EC received vide letter no. EC24B038MH121280 dated 02.02.2024 for Total construction area of 40,392.00 sq.m (FSI area: 22,158.292 sq.m & Non FSI area: 18,233.708 sq.m).						
19.	Construction completed as per earlier EC ((FSI + Non FSI)	As per earlier EC Total BUA completed is 12,338.237 sq.mt (FSI area: 2,897.710 sq.mt & Non FSI area: 9,440.527 sq.mt)						
20.	Previous EC / Existing Building	Proposed Configuration				Reason for Modification / Change		
		Building Name	Configuration	Height (m)	Building Name		Configuration	Height (m)
		1 Building	Gr. + 1 st to 7 th Floor + 8 th to 36 th Floors	119.60 m	1 Building	Gr. Commercial and Parking + 1 st Floor Commercial & Parking + 2 nd to 6 th Floor (Parking) + 7 th floor (Amenity & Podium Garden) + 8 th to 40 th Residential floors.	Till Terrace : 132.650 m	Increase in 4 residential Floors
21.	No. of Tenements & Shops	Residential: 255 nos. Commercial: 36 nos.						
22.	Total Population	Residential: 1803 nos. Commercial: 491 nos. Total: 2294 nos.						
23.	Total Water Requirements	420 KLD						
24.	Under Ground Tank (UGT) location	Domestic tank	266 cum					
		Flushing tank	145 cum					
		Fire tank	300 cum					
25.	Source of water	CIDCO/Recycled water						
26.	Sewage Generation CMD & % of sewage discharge in sewer line	Sewage generation: 377 KLD % of sewage discharge in sewer line: 35 %						
27.	STP Capacity & Technology	Capacity: 415 m ³ /day Technology: MBBR						
28.	STP Location	Below Ground						
29.	Solid Waste Management during Construction Phase	Type	Quantity (Kg/d)	Treatment / disposal				

		Dry waste	8.5 kg/day	
		Wet waste	3.75 kg/day	Disposed off through authorized recyclers
30.	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)	Treatment / disposal
		Dry waste	600 kg/day	Will be managed through recyclers.
		Wet waste	400 kg/day	Biodegradable waste will be processed in OWC and manure so obtained will be used for landscaping.
		E-Waste	6.28 kg/day	Shall be handed over to authorized vendors
		STP Sludge (dry)	19 kg/day	Dry sludge shall be used as manure.
31.	R.G. Area in sq.m.	RG required: Nil		
		RG provided on Mother earth: Nil		
		RG provided on Podium: 1,708.52 Sq.m.		
		Total: 1,708.52 Sq.m.		
		Existing trees on plot: Nil		
		Number of trees to be cut: Nil		
		Number of trees to be transplanted: Nil		
		Number of trees to be retained: Nil		
		Number of trees to be planted:		
		a) In RG area: 49 nos. (Periphery)		
		b) In Miyawaki Plantation (with area): Nil		
		Total Nos. of trees after development: 49 nos.		
32.	Power requirement	During Operation Phase: Connected Load: 5707 kW Demand Load: 1534 kW		
33.	Energy Efficiency	a) Total Energy saving (%): 20.27 % b) Solar energy (%): 5.41 %		
34.	D.G. set capacity	1 X 320 kVA		
35.	No. of 4-W & 2-W Parking with 25% EV	a. 4 wheelers: 271 nos. b. 2 wheelers: 244 c. 30 % of car with EV facility.		
36.	No. & capacity of Rain water harvesting tanks /Pits	1 RWH Tank of capacity 74 cum		
37.	Project Cost in (Cr.)	Rs. 165.59 Cr.		
38.	EMP Cost	a. Construction Phase: 1. Capital Cost: Rs. 32.2 lakhs 2. O & M Cost: Rs. 14.03 lakhs/annum b. Operation Phase:		

		1. Capital Cost: Rs. 234.35 lakhs 2. O & M Cost: Rs. 50.09 lakhs/annum
39.	CER Details with justification if any as per MoEF&CC circular dated 01/05/2018	NA, per Memorandum 22-65/2017-IA-III dated 25 th February 2021
40.	Details of Court Cases/litigations w.r.t the project and project location, if any.	NA

The comparative statement of the earlier EC and the proposed expansion as submitted by the PP is as below,

Sr. No.	Description	Details as per EC received dated 02.02.2024			Proposed amendment			Remarks
1	Total Plot Area	3,907.46 sq.m			3,907.46 sq.m.			No change
2	Net Plot Area	3,907.46 sq.m			3,907.46 sq.m.			No change
3	FSI Area	22,158.292 sq.m			25,216.316 sq.m.			Increase by 3058.02 sq. m.
4	Non FSI Area	18,233.708 sq.m			19,775.684 sq.m.			Increased by 1541.98 sq. m.
5	Total Construction Area	40,392.00 sq.m			44,992.00 sq.m.			Increased by 4600.00 sq. m.
6	Building Configuration	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	Increased by 4 floors
		1 Building	Gr + 1st to 7th floor + 8th to 36th floors	119.60	1 Building	Gr + 1st to 7th floor + 8th to 40th floors	132.65	
7	No. of tenements	Residential: 228 nos. Commercial: 48 nos.			Residential: 255 nos. Commercial: 36 nos.			Residential increased by 27 Nos. Commercial

				decreased by 12 Nos.
8	No. of expected users	Residential: 1614 nos. Commercial: 643 nos. Total: 2257 nos.	Residential: 1803 nos. Commercial: 491 nos. Total: 2294 nos.	Residential Increase by 189 nos. Commercial decrease by 152 nos. Total Increase by 37 nos.
9	Domestic water requirement	245 KLD	264 KLD	Increased by 19 KLD
10	Flushing water requirement	149 KLD	144 KLD	Decreased by 5 KLD
11	Landscaping water requirement	12 KLD	12 KLD	No change
15	Sewage Generation	374 KLD	377 KLD	Increased by 3 KLD
13	STP capacity	415 KLD	415 KLD	No change
14	Dry Waste	561 kg/day	600 kg/day	Increased by 39 kg/day
15	Wet Waste	374 kg/day	400 kg/day	Increased by 26 kg/day
16	Power requirement	a) Demand Load : 1339.28 kW b) Connected Load : 5312 kW	a) Demand Load : 1534 kW b) Connected Load : 5707 kW	As per requirement
17	Parking	4 wheelers: 344 nos., 2-wheeler: 288 nos.	4W – 271 nos. 2W – 244 nos.	As per requirement
18	RG area	Required: Nil Provided on Podium: 1708.52 sq. mt.	Required: Nil Provided on Podium: 1708.52 sq. mt.	-

19	Project Cost	Rs. 150.95 Cr	Rs. 165.5979 Cr	Increased by Rs. 14.6479 Cr.
----	--------------	---------------	-----------------	------------------------------

3. PP has obtained earlier EC vide Letter No. EC24B038MH121280 dated 02.02.2024 for total BUA of -40,392.00 m². Proposal has been considered by SEIAA in its 324th meeting held on 6th March, 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 obtain the Certified Compliance Report of the earlier EC from the Integrated Regional Office of MoEF&CC, Nagpur.
4. 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.
5. 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.
6. PP to complete the tree plantation within the site during the construction phase.
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 submitted undertaking that, as their plot area is less than 0.4 Ha, mandatory RG is not applicable to their project as per the provisions of UDCPR, Clause No. 3.4.1. Local planning authority to ensure the validity of the same.
2. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. In view of Maharashtra Electric Vehicle Policy, 2025, PP to provide electric vehicle D. C. Charger for 20 % of total parking provided, the number of D. C. Chargers should be worked out as provided in Niti Ayog Handbook of EV charging infrastructure implementation. Planning authority and MPCB to ensure the compliance of the same
5. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA III dt.04.01.2019.

6. SEIAA after deliberation decided to grant EC for FSI area of 25,216.316 m², Non FSI area of 19,775.684 m² and total BUA of 44,992.00 m². (Plan approval No-CIDCO/BP-18651 /TPO(NM&K)/2026/E-43 7699/949 dated 14.01.2026).

General Conditions:

a) Construction Phase: -

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

common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.

- XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase: -

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

- XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions: -

- I. PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.
 - II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
 - III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
 - IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
 - V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
 - VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
 - VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
 5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.
 6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance

without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.
8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


Jayashree Bhoj (IAS)
(Member Secretary, SEIAA)

Copy to:

1. Chairman, SEIAA, Mumbai.
2. Secretary, MoEF & CC, IA- Division MOEF & CC
3. Member Secretary, Maharashtra Pollution Control Board, Mumbai.
4. Regional Office MoEF & CC, Nagpur
5. District Collector, Thane.
6. Managing Director, CIDCO.
7. Regional Officer, Maharashtra Pollution Control Board, Raigad.