



सत्यमेव जयते

File No: SIA/MH/INFRA2/500973/2024
Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment
Authority(SEIAA), MAHARASHTRA)



Date 08/10/2025



To,

Prakash Tulsiani
MUMBAI INTERNATIONAL AIRPORT LIMITED
Chhatrapati Shivaji Maharaj International Airport , Mumbai International Airport, Ltd. 1st floor,
Terminal 1, Santacruz (E), Mumbai- 400099. India. , Santacruz (East), MUMBAI SUBURBAN,
MAHARASHTRA, 400099
environment.mial@adani.com

Subject: Grant of prior Environmental Clearance (EC) to the proposed project under the provision of the EIA Notification 2006 -regarding.

Sir/Madam,

This is in reference to your application submitted to SEIAA vide proposal number SIA/MH/INFRA2/500973/2024 dated 15/10/2024 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.	SIA/MH/INFRA2/500973/2024
(ii) File No.	SIA/MH/INFRA2/500973/2024
(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	Amendment in Environmental Clearance for Non-Operational Area (Landside) Development of Chhatrapati Shivaji Maharaj International Airport by Mumbai International Airport Limited
(viii) Name of Company/Organization	MUMBAI INTERNATIONAL AIRPORT LIMITED
(ix) Location of Project (District, State)	MUMBAI SUBURBAN, MAHARASHTRA
(x) Issuing Authority	SEIAA
(xi) Applicability of General Conditions as per EIA Notification, 2006	No

Plot/Survey Khasra Nos.: CTS No. 2085(Part) , Vile Parle (for Building No. 1 (T1-C04)) , CTS No. 1405(Part) , Marol & CTS No. 145-A(Part) , Sahar (for Building No. 2 (T2-C05)) , CTS No. 145-A(Part) , Sahar (for Building No. 3 (NS-C01)) , CTS No. 2085(pt) , Vile Parle (for Building No. 5 (T1-PO1)) , Taluka Andheri , Mumbai Suburban District

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

12. This issues with the approval of the Competent Authority

Annexure 1

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

1. Specific Condition

S. No	EC Conditions	
1.1	Sr. No.	Conditions
	1.	PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area as per prevailing Hon'ble Supreme Court Order.
	2.	PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of requirement of EIA notification 2006, amended from time to time
	3.	PP to submit copies of (i) CFO NOC, (ii) Water NOC, (iii) Sewer Connection NOC, (iv) Solid Waste Management NOC, (v) Storm Water Drain NOC. The planning authority shall not grant commencement certificate unless PP obtain all NOCs.
	4.	PP to use OWC for onsite treatment of all biodegradable waste to reduce pressure on common facility of municipal corporation. The manure so generated shall be used in plantation area.
	5.	PP to implement recommendations of heat island and carbon foot print study on site.
	6.	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
	7.	PP to provide all dust mitigation measures suggested by MCGM/MPCB/CPCB including foggers and include its cost in EMP.
	8.	PP to complete tree plantation within the site during construction phase.
	9.	PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.

Annexure 2

Details of the Project

S. No.	Particulars	Details
a.	Details of the Project	Amendment in Environmental Clearance for Non-Operational Area (Landside) Development of Chhatrapati Shivaji Maharaj International Airport by Mumbai International Airport Limited

S. No.	Particulars	Details	
b.	Latitude and Longitude of the project site	19.07585264221988,72.84394904599196 19.11256399542796,72.8938691858047	
c.	Land Requirement (in Ha) of the project or activity	Nature of Land involved	Area in Ha
		Non-Forest Land (A)	170.61
		Forest Land (B)	0
		Total Land (A+B)	170.61
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)	287400	
g.	EMP Cost (in lacs)	1645.5	
h.	Employment Details		

Details of Products & By-products

Name of the product /By-product	Product / By-product	Existing	Proposed	Total	Unit	Mode of Transport / Transmission
Four buildings in Non-Operational Area (Landside) Development of Chhatrapati Shivaji Maharaj International Airport	Product	339696.77	453935	793631.77	sq. m.	Not applicable

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/500973/2024
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s.Mumbai International Airport Limited,
Chhatrapati Shivaji Maharaj
International Airport,
Mumbai.

Subject : Environmental clearance for Non-Operational Area (Landside)
Development of Chhatrapati Shivaji Maharaj International Airport by
M/s.Mumbai International Airport Limited.

Reference : Application no. SIA/MH/INFRA2/500973/2024

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 238th meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 305th (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 16th September, 2025.

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

Sr. No.	Description	Details
1	Whether the project falls within 5 km of any protected area notified under Wildlife (Protection) Act, 1972, Critically Polluted Areas and Severely Polluted Areas as identified by the CPCB, eco-sensitive areas notified under Section 3(2) of Environment (Protection) Act, 1896 as per Hon'ble National Green Tribunal order dated 9th August 2024.	As per the latest notification issued by MoEF&CC, New Delhi, on January 29, 2025, the referenced project will not be considered for appraisal at the central level, even if it falls within the 5 km buffer zone from protected area notified under Wildlife (Protection) Act, 1972, Critically Polluted Areas and Severely Polluted Areas as identified by the CPCB, eco-sensitive areas notified under Section 3(2) of Environment (Protection) Act, 1896. Additionally, the general conditions will not be applicable.
2	Proposal Number	SIA/MH/INFRA2/500973/2024
3	Name of Project	Amendment in EC for Non-Operational Area (Landside) Development of CSMIA located at Village-Vile Parle, Sahar, Brahmanwada, Marol, Chakala, Kolekalyan and Kurla of Mumbai Suburban District, Maharashtra by M/s. Mumbai International Airport Limited (MIAL).
4	Project category	Schedule-8 (b) – Townships/Area Development Projects & Category-B1.
5	Type of Institution	Public Limited

6	Project Proponent		Name		M/s. Mumbai International Airport Limited (MIAL)		
			Registered Office Address		Terminal-1, Santacruz (East), Mumbai - 400099, Maharashtra		
			Contact No.		+91 9833282465		
			e-mail		environment.mial@adani.com		
7	Consultant		Fine Envirotech Engineers				
8	Applied for		Amendment in Existing Environmental Clearance				
9	Location of the project		The site falls under the Villages Vile Parle, Sahar, Brahmanwada, Marol, Chakala, Kolekalyan and Kurla, etc of Mumbai Suburban District, Maharashtra.				
10	Latitude and Longitude		Latitude: 19° 6' 6.77"North Longitude: 72°52' 26.72"East				
11	Plot Area (sq. m.)		Total non –operational area 170.61 ha for entire landside development 1,18,004 sq. m. (for 4 buildings)				
12	Deductions (sq. m.)		Nil				
13	Net Plot area (sq. m.)		1,18,004 sq. m. (for 4 buildings)				
14	Ground coverage (m ²)		44,619.65 sq. m. (For Building No. 2 i.e. T2 C-05)				
15	FSI Area (sq. m.)		5,13,550.62 sq. m.				
16	Non-FSI (sq. m.)		2,59,340.31 sq. m.				
17	Proposed built-up area (FSI + Non FSI) (sq. m.)		7,72,890.93 sq. m.				
18	FSI area (m ²) approved by Planning Authority till date		2,96,369.85 sq. m. (for Building no. 2 i.e. T2 C-05) For all 4 buildings, FSI = 5,13,550.62 sq. m.				
19	Earlier EC details with Total Construction area, if any.		Earlier EC: vide letter no. SIA/MH/MIS/127703/2019 dated 31st March 2020 for the plot area= 170.61 ha and Built-up area = 877,696.77 sq. m. (FSI= 5,44,558.77 sq. m. + non-FSI= 3,33,138.00 sq. m.)				
20.	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)		Building No. 5 (T1-PO1) MLCP has been already constructed as per the previous EC and due to this amendment proposal.				
21	Previous EC /Existing Buildings/ Proposed Configuration						
	Exiting Configuration			Proposed Configuration			
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	Reason For Modification/ Change
	Building No.1 (T1-C04)	3 Basements + Ground + 9 Upper Floors	37.4	Building No.1 (T1-C04)	3 Basements + Ground + 9 Upper Floors	37.4	No change
	Building No.2 (T2-C05)	2 Basements + Lower Ground + 10 Upper Floors	42.7	Building No.2 (T2-C05)	3 Basements + Ground + 10 Upper Floors	40.05	Due to change in design
Building No.3 (NS-C01)	2 Basements + Lower Ground + 9 Upper Floors	34.25	Building No.3 (NS-C01)	2 Basements + Lower Ground + 9 Upper Floors	34.25	No change	
Building No.5 (T1-P01)	MLCP	16.4	Building No.5 (T1-P01)	MLCP	16.4	Already constructed	

22	No. of Tenements & Shops	Mixed use development		
23	Total Population	61,420 Nos. after amendment		
24	Total Water Requirements CMD	<p>Dry Season:</p> <p>Total Water Requirement –4220 KLD</p> <p>Fresh water –2029 KLD</p> <p>Recycled water (Flushing)- 1077 KLD</p> <p>Recycled water (Gardening)-174 KLD</p> <p>HVAC Cooling – 940 KLD</p> <p>Wet Season:</p> <p>Total Water Requirement – 4046 KLD</p> <p>Fresh water – 2029 KLD</p> <p>Recycled water (Flushing) - 1077 KLD</p> <p>HVAC Cooling – 940 KLD</p>		
25	Under Ground Tank (UGT) location	Basement Level 1 & 2.		
26	Source of water	Brihanmumbai Municipal Corporation (BMC)		
27	Sewage Generation CMD & % of sewage discharge in sewer line	<p>Sewage Generation - 2645 KLD for 4 buildings and 1661 KLD for T2 forecourt.</p> <p>Existing STP capacity: 10 MLD.</p> <p>STP Technology: SBR (Sequencing Batch Reactor).</p> <p>There is no sewage discharge in sewer line.</p>		
28	STP Capacity & Technology	<p>10 MLD existing STP and 122 KLD (80 + 42) ETP (Laundry water treatment) proposed.</p> <p>STP Technology: SBR (Sequencing Batch Reactor).</p>		
29	STP Location	Existing STP at MIAL & 2 ETPs are proposed at Hotels		
30	Solid Waste Management during Construction Phase	Type	Quantity	Treatment / disposal
		Construction Waste	45,345 TPA	Will be handled and disposed as per C & D Waste Management Rules, 2016.
		Excavated Soil	8,17,034.4 cum	Will be disposed to designated sites with due permission from planning authority
31	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (kg/day)	Treatment / disposal
		Dry Waste	4,622	Will be handed over to Govt. approved agencies.
		Wet Waste	3,099	Will be processed in OWC and manure will be used for greenbelt development
		E-Waste	1,50	Will be sold as per authorized E-waste recyclers.
		STP Sludge (dry)	226.7	Will be used as manure
32	R.G. Area in sq.mt.	<p>As mentioned in the earlier EC -33.78 ha of RG area will be maintained during the development of this amendment proposal.</p> <p>Total number of trees already planted on site: 12,000 nos.</p>		

		Total number of trees proposed: 16,890 nos. Additional Trees for T2 (Forecourt) Bldg. 563 nos.																																										
33	Power requirement	35 MVA (for 4 buildings) For proposed T2 Forecourt: Demand Load: 22,406 kW Power Supply Source: Adani Electricity Mumbai Ltd.																																										
34	Energy Efficiency	Energy Savings = 15% energy saving for T2 Forecourt																																										
35	D.G. set capacity	For 4 Buildings - 83,240 kVA (33,020 kVA for T2 forecourt)																																										
36	No. of 4-W & 2-W Parking with 25% EV	3062 Nos. in total & transport vehicle parking – 14 Nos. EV Charging points- 769 Nos.																																										
		<table border="1"> <thead> <tr> <th>Location</th> <th>Big Stack</th> <th>Small I Stack</th> <th>Big Car</th> <th>Small II Car</th> <th>Big Car Tandem</th> <th>Small Car Tandem</th> </tr> </thead> <tbody> <tr> <td>1st Basement Lvl</td> <td>0</td> <td>86</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>2nd Basement Lvl</td> <td>436</td> <td>276</td> <td>130</td> <td>56</td> <td>162</td> <td>16</td> </tr> <tr> <td>3rd Basement Lvl</td> <td>0</td> <td>0</td> <td>368</td> <td>222</td> <td>442</td> <td>280</td> </tr> <tr> <td>Total Car</td> <td>436</td> <td>362</td> <td>498</td> <td>278</td> <td>604</td> <td>296</td> </tr> <tr> <td></td> <td colspan="6" style="text-align: center;">3062</td> </tr> </tbody> </table>	Location	Big Stack	Small I Stack	Big Car	Small II Car	Big Car Tandem	Small Car Tandem	1 st Basement Lvl	0	86	0	0	0	0	2 nd Basement Lvl	436	276	130	56	162	16	3 rd Basement Lvl	0	0	368	222	442	280	Total Car	436	362	498	278	604	296		3062					
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37	No. & capacity of Rain water harvesting tanks/ Pits	RWH tank of capacity 1400 cum is proposed for T2 forecourt. 35 ML of harvested rainwater will be available for reuse for the entire project development. No. of pits & size of pits: 1500 mm x 1500 mm @ every 45 m in green open spaces.																																										
38	Project Cost in (Cr.)	INR 2,874 Crores for entire project including project cost of T2 Forecourt i.e. Building No. 2 (T2-C05) as INR 953 Crores.																																										
39	EMP Cost	a) Construction Phase - O & M cost – INR 71.75 Lakhs /year. b) Operation Phase - 1. Capital Cost – INR 2080.5 Lakhs 2. O & M cost – 189.5 Lakhs /year.																																										
40	CER Details with justification if any.... as per MoEF&CC circular dated 01/05/2018	The CER will be implemented as per the O.M. dated 30 th September, 2020.																																										
41	Details of Court Cases/ litigations w.r.t the project and project location, if any.	Not applicable, No court cases/ litigation pending against the project.																																										

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

Sr. No.	Description	Details as per Previous EC dated 31 st March 2020	Details as per Present Amendment	Remarks
1	Plot area	1,18,301 sq. m.	1,18,004 sq. m.	Reduced by 297sq. m.
2	FSI area	5,44,558.77 sq. m.	5,13,550.62 sq. m.	Reduced by 31,008.15 sq. m.
3	Non-FSI area	3,33,137.08 sq. m.	2,59,340.31sq. m.	Reduced by 73,797.77 sq. m.

4	Gross construction area	8,77,696.77 sq. m.	7,72,890.93 sq. m.	Reduced by 1,04,805.84 sq. m.		
5	RG area	33.78 ha	33.78 ha	No change		
6	Power Demand	35 MVA	35 MVA	No change		
7	D.G. Sets	49,900 kVA	83,240 kVA	DG sets Capacity will be developed on modular basis, as per the capacity requirement.		
8	Water Demand	3134 KLD	4220 KLD	Increased by 1086 KLD		
9	Sewage Generation	2129 KLD	2645 KLD	Increased by 516 KLD		
10	Solid waste generation	5500 kg/day	7721 Kg/day	Increased by 2221 kg/day		
Sr. No.	Particulars	Entire project details as per present proposal				Remarks
		Entire project details as per previous EC	Approved as per previous EC (Building No. 1,3,5)	Proposed as per amendment proposal (T2 Forecourt)	Total	
1.	Total plot area	1,18,301 sq. m. (Entire: 170.61 ha)	51,318 sq. m.	66,686 sq. m.	1,18,004 sq. m. (Entire: 170.61 ha)	Plot area of proposed T2 Forecourt (Building No. 2) reduced by 297 sq. m.
2.	Building configuration	Building No. 1 (T1-C04): 3 Basements + Ground + 9 Upper Floors	Building No. 1 (T1-C04): 3 Basements + Ground + 9 Upper Floors	-	Building No. 1 (T1-C04): 3 Basements + Ground + 9 Upper Floors	No change
		Building No. 2 (T2-C05): 2 Basements + Lower Ground + 10 Upper Floors	-	Building No. 2 (T2-C05): 3 Basements + Ground + 10 Upper Floors	Building No. 2 (T2-C05) / T2 Forecourt: 3 Basements + Ground + 10 Upper Floors	Change in design & nomenclature of floors
		Building No. 3 (NS-C01): 2 Basements + Lower Ground + 9 Upper Floors	Building No. 3 (NS-C01): 2 Basements + Lower Ground + 9 Upper Floors	-	Building No. 3 (NS-C01): 2 Basements + Lower Ground + 9 Upper Floors	No change
		Building No. 5 (T1-PO1): Already constructed, MLCP	Building No. 5 (T1-PO1): Already constructed, MLCP	-	Building No. 5 (T1-PO1): Already constructed, MLCP	No change
3.	Building Height	Building No. 1 (T1-C04): 37.4 m	Building No. 1 (T1-C04): 37.4 m	-	Building No. 1 (T1-C04): 37.4 m	No change

		Building No. 2 (T2-C05): 42.7 m	-	Building No. 2 (T2-C05) / T2 Forecourt: 40.05 m	Building No. 2 (T2-C05) / T2 Forecourt: 40.05 m	Reduced by 2.65 m (within the limit of AAI NOC)
		Building No. 3 (NS-C01): 34.25 m	Building No. 3 (NS-C01): 34.25 m	-	Building No. 3 (NS-C01): 34.25 m	No change
		Building No. 5 (T1-PO1): 16.4 m	Building No. 5 (T1-PO1): 16.4 m	-	Building No. 5 (T1-PO1): 16.4 m	No change
4.	FSI Built-up area	5,44,558.77 sq. m.	2,17,180.77 sq. m.	2,96,369.85 sq. m.	5,13,550.62 sq. m.	Reduced by 31,008.15 sq. m.
5.	Non-FSI Built-up area	3,33,138.00 sq. m.	1,22,516.00 sq. m.	1,36,824.31 sq. m.	2,59,340.31 sq. m.	Reduced by 73,797.69 sq. m.
6.	Gross Built-up area	8,77,696.77 sq. m.	3,39,696.77 sq. m.	4,33,194.16 sq. m.	7,72,890.93 sq. m.	Reduced by 1,04,805.84 sq.m.

PROPOSED AMENDMENT IN T2 FORECOURT I.E. BUILDING NO. 2 (T2-C05)

Particulars	As per previous EC dated 31 st March 2020	As per present amendment proposal	Remarks
Plot area	66,983 sq. m.	66,686 sq. m.	Reduced by 297sq. m.
FSI area	3,27,378 sq. m.	2,96,369.85 sq. m.	Reduced by 31,008.15 sq. m.
Non-FSI area	2,10,622 sq. m.	1,36,824.31 sq. m.	Reduced by 73,797.69 sq. m.
Gross construction area	5,38,000 sq. m.	4,33,194.16 sq. m.	Reduced by 1,04,805.84 sq. m.
RG area	33.78 ha	33.78 ha	No change
Building configuration	2 Basements + Lower Ground + 10 Upper Floors	3 Basements + Ground + 10 Upper Floors	Change in design & nomenclature of floors
Building height	42.7m	40.05 m	Reduced by 2.65 m

3. Proposal is an expansion of existing construction project. PP has obtained earlier EC vide Letter No. SIA/MH/MIS/127703/2019 dated 31.03.2020 for total built up area of 877696.77m². Proposal was considered by SEIAA in its 305th (Day-2) meeting held on 16th September, 2025 and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area as per prevailing Hon'ble Supreme Court Order.

2. PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of requirement of EIA notification 2006, amended from time to time
3. PP to submit copies of (i) CFO NOC, (ii) Water NOC, (iii) Sewer Connection NOC, (iv) Solid Waste Management NOC, (v) Storm Water Drain NOC. The planning authority shall not grant commencement certificate unless PP obtain all NOCs.
4. PP to use OWC for onsite treatment of all biodegradable waste to reduce pressure on common facility of municipal corporation. The manure so generated shall be used in plantation area.
5. PP to implement recommendations of heat island and carbon foot print study on site.
6. 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
7. PP to provide all dust mitigation measures suggested by MCGM/MPCB/CPCB including foggers and include its cost in EMP.
8. PP to complete tree plantation within the site during construction phase.
9. PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.

B. SEIAA Conditions-

1. PP has provided mandatory RG area of 33.78 ha on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. Occupation certificate shall be issue only after availability of sustainable water supply. Local planning authority to ensure the same.
3. The planning authority shall not issue the commencement certificate unless PP obtain all NOCs.
4. 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.
5. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
6. 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.
7. 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.
8. SEIAA after deliberation decided to grant EC for-FSI 296370.25m², Non FSI-1,36,824.31m², total BUA-4,33,194.16 m². (Plan approval No-MMRDA-TCP(P-2)/MIAL/CC/3.48/II/860/2024 dated 18.10.2024) (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

- 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
(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, Brihanmumbai Municipal Corporation
7. Regional Officer, Maharashtra Pollution Control Board, Mumbai.

