सत्यमेव जयते

File No: Proposal No : SIA/MH/INFRA2/551080/2025

Government of India

Ministry of Environment, Forest and Climate Change

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

****

Dated: **22/12/2025**

To,

Deepak V Musale
MAHINDRA LIFESPACE DEVELOPERS LIMITED
Mahindra Tower , 5th Floor , Dr. G.M. Bhosale Marg, Worli, Mumbai, Maharashtra., 4th Floor Maindra Tower, Dr. G.M. Bhosale Marg,, MUMBAI, MAHARASHTRA, 400018
ecmahindrahorizonpimpri@gmail.com

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 Proposed Redevelopment on plot bearing CTS No. 2/4 of Village Malad-South, Mamletdar Wadi Road, Near Liberty Garden, Malad (West), Mumbai, in P/North Ward. submitted to Ministry vide proposal number SIA/MH/INFRA2/551080/2025 dated 10/09/2025.

2. The particulars of the proposal are as below:

(i) EC Identification No.	EC25C3803MH5380401N
(ii) File No.	Proposal No : SIA/MH/INFRA2/551080/2025
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction
(vii) Name of Project	Proposed Redevelopment on plot bearing CTS No. 2/4 of Village Malad-South, Mamletdar Wadi Road, Near Liberty Garden, Malad (West), Mumbai, in P/North Ward.
(viii) Name of Company/Organization	MAHINDRA LIFESPACE DEVELOPERS LIMITED
(ix) Location of Project (District, State)	MUMBAI, MAHARASHTRA
(x) Issuing Authority	SEIAA
(xi) Applicability of General Conditions	no
(xii) Applicability of Specific Conditions	no

Plot/Survey Khasra Nos.: 2/4

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 AssessmentAuthority(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 AssessmentAuthority(SEIAA) Appraisal Committee of SEIAA in the meeting held on 19/11/2025. The minutes of the meeting and all the Application and documents submitted [(viz. Form-1 Part A, Part B, Part C EIA, EMP)] are available on PARIVESH portal which can be accessed by scanning the QR Code above.

5. The brief about configuration of plant/equipment, products and byproducts and salient features of the project along with environment settings, as submitted by the Project proponent in Form-1 (Part A, B and C)/EIA & EMP Reports/presented during SEIAA are annexed to this EC as Annexure (1).

6. The SEIAA, in its meeting held on 19/11/2025, 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 AssessmentAuthority(SEIAA) Appraisal Committee hereby decided to grant EC for instant proposal of M/s. Deepak V Musale 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

<table>
<tr><th>S. No</th><th>EC Conditions</th></tr>
<tr><td>1.1</td><td>
<table>
<tr><td>Sr. No.</td><td>Conditions</td></tr>
<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.</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>3.</td><td>PP to obtain, (i) SWD NOC (ii) Tree NOC. The planning authority shall not grant Occupation certificate unless PP obtains all NOCs</td></tr>
<tr><td>4.</td><td>PP to submit concrete plan for reuse/disposal of excess treated STP water.</td></tr>
</table>
</td></tr>
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S. No	EC Conditions

5.	PP to provide separate parking for commercial area user.
6.	PP to complete compensatory tree plantation in lieu of tree cutting/transplantation as mentioned in the tree NOC before actual cutting/transplantation of trees as per recent Hon'ble High Court order.
7.	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.
8.	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.
9.	PP to complete tree plantation within the site during construction phase.
10.	PP to dispose 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	Quantity	Unit	Mode of Transport / Transmission	Remarks (eg. CAS number)
-	-	0	-	-	

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/551080/2025
Environment & Climate Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
Mahindra Lifespace Developers Limited
CTS No. 2/4 of Village Malad-South,
Mamletdar Wadi Road, Near Liberty Garden,
Malad (West), Mumbai

Subject : Environment Clearance for Proposed Redevelopment on plot bearing CTS No. 2/4 of Village Malad-South, Mamletdar Wadi Road, Near Liberty Garden, Malad (West), Mumbai, in P/North Ward by MAHINDRA LIFESPACE DEVELOPERS LIMITED

Reference : Application no. SIA/MH/INFRA2/551080/2025

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-II in its 252nd meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 312th (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 19th November, 2025.

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

Sr. No.	Description	Details	
1	Proposal Number	SIA/MH/INFRA2/551080/2025	
2	Name of Project	Proposed Redevelopment on plot bearing CTS No. 2/4 of Village Malad-South, Mamletdar Wadi Road, Near Liberty Garden, Malad (West), Mumbai, in P/North Ward.	
3	Project category	The aforesaid development falls in the Category B2 of Projects and Activity Number 8(a) – "Building & Construction Projects" as per EIA Notification dated 14th September, 2006 & subsequent amendments.	
4	Type of Institution	Other (Public Limited)	
5	Project Proponent	Name	Mr. Girish Menon
		Regd. Office address	4th Floor Maindra Tower, Dr. G.M. Bhosale Marg, Worli, Mumbai, Maharashtra 400018
		Contact number	9987559115
		e-mail	regulatory.lifespaces@mahindra.com

6	Consultant	BUILDING ENVIRONMENT (I) PVT. LTD. (QCI NABET ACCREDITTED) Certificate No. NABET/EIA/25-28/RA 0409 Valid Till- 28.05.2028
7	Applied for	New
8	Location of the project	CTS No. 2/4 of Village Malad-South, Mamletdar Wadi Road, Near Liberty Garden, Malad (West), Mumbai, in P/North Ward.
9	Latitude and Longitude	Latitude: 19°11'14.05"N Longitude: 72°50'20.60"E
10	Plot Area (sq.m.)	9141.3
11	Deductions (sq.m.)	1080.2 sq.m
12	Net Plot area (sq.m.)	8061.1 sq.m
13	Ground coverage (m2) & %	5902 sq m
14	FSI Area (sq.m.)	35612.14 sq m
15	Non-FSI (sq.m.)	30911.66 sq m
16	Proposed built-up area (FSI + Non FSI) (sq.m.)	66523.80 sq m
17	FSI area (m2) approved by Planning Authority till date	33845.09
18	Earlier EC details with Total Construction area, if any.	NA
19	Construction completed as per earlier EC/ without EC (FSI + Non FSI) (sq.m.)	NA

	Previous EC / Existing Building			**Proposed Configuration**			**Reason for Modification / Change**
	Building Name	**Configuration**	**Height (m)**	**Building Name**	**Configuration**	**Height (m)**	
20	-	-	-	Wing - Tower A	Basement For Services + Ground + 1st Part Podium & Part Commercial Floor + 2nd to 4th Part Podium & Part Residential Floor + 5th Part Podium &	66.95	NA

					Residential Floor + 6th Part Residential & Part Common LOS (Additional RG) Floor +7th Floor + 8th Refuge Floor + 9th to 14th Floor +15th Refuge Floor +16th to 21stFloor		
				Wing - Tower B	Basement For Services + Ground + 1st Part Podium & Part Commercial Floor + 2nd to 4th Part Podium & Part Residential Floor + 5th Part Podium & Residential Floor + 6th Part Residential & Part Common LOS (Additional RG) Floor +7th Floor + 8th Refuge Floor + 9th to 14th Floor +15th Refuge Floor +16th to 22nd Floor	69.95	-
				Wing - Tower C	Basement For Services + Ground + 1st Part Podium & Part Commercial Floor + 2nd to 4th Part Podium & Part Residential Floor + 5th Part Podium & Residential Floor + 6th Part Residential & Part Common LOS (Additional RG) Floor +7th Floor + 8th Refuge Floor + 9th to 14th Floor +15th Refuge	69.95	

					Floor +16th to 22nd Floor		
				Wing - Tower D	Basement For Services + Ground + 1st Part Podium & Part Commercial Floor + 2nd to 4th Part Podium & Part Residential Floor + 5th Part Podium & Residential Floor + 6th Part Residential & Part Common LOS (Additional RG) Floor +7th Floor + 8th Refuge Floor + 9th to 14th Floor +15th Refuge Floor +16th to 22nd Floor	69.95	
				Wing - Tower E	Basement For Services + Ground + 1st Part Podium & Part Commercial Floor + 2nd to 4th Part Podium & Part Residential Floor + 5th Part Podium & Residential Floor + 6th Part Residential & Part Common LOS (Additional RG) Floor +7th Floor + 8th Refuge Floor + 9th to 14th Floor +15th Refuge Floor +16th to 22nd Floor	69.95	
21	No. of Tenements & Shops	368 units					
22	Total Population	2186 nos.					
23	Total Water Requirements CMD	447					
24	Under Ground Tank (UGT) location	Basement					

25	Source of water	BMC		
26	Sewage Generation CMD & % of sewage discharge in sewer line	252 KLD & 35 % of sewage discharge in sewer line		
27	STP Capacity & Technology	278 KLD, MBBR Technology		
28	STP Location	Basement		
29	Solid Waste Management during construction Phase	**Type**	**Quantity (Kg/d)**	**Treatment / disposal**
		Dry waste	13.5 Kg/day	Handed over to authorized vendors.
		Wet waste	9 Kg/day	Handed over to authorized vendors.
		Construction waste	4.56 kg/day	Handed over to authorized vendors.
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	**Type**	**Quantity**	**Treatment / disposal**
		Dry waste	628 kg/day	Segregated & disposed off to recyclers.
		Wet waste	419 kg/day	composted through OWC/D machine and used as organic manure for landscaping
		E-Waste	5.3 kg/capita/day	E waste will be disposal to reputed dealer
		STP Sludge (dry)	70 kg/day	Dry sludge can be used as manure for plantation & gardening purposes inside the premise.
31	R.G. Area in sq.m	Required: 2015.27 sq. m Proposed: 2259.41 sq. m		
32	Power requirement	During Operation Phase: Connected Load: 2677 KW Demand Load: 1596 KW		
33	Energy Efficiency	a) Total Energy saving (%): 25 b) Solar energy (%): 5		
34	D.G. set capacity	1 x 600 KVA		
35	No. of 4-W & 2-W Parking with 25% EV	Total parking required: 2W: NIL, 4W: 512 nos. Total parking proposed: 2W: 128 nos., 4W: 561 nos.		
36	No. & capacity of Rainwater harvesting tanks /Pits	2 Rain water harvesting tanks for 2 days storage capacity Residential and Commercial Building: 400 cum		

37	Project Cost in (Cr.)	544.60 Cr.
38	EMP Cost	a) Construction Phase: 1. O&M Cost: 350.46 Lakhs/Year. b) Operation Phase: 1. Capital Cost: 1521.5 Lakhs. 2. O& M Cost: 108.85 Lakhs/Year.
39	CER Details with justification if any….as per MoEF & CC circular dated 01/05/2018	-
40	Details of Court Cases/litigations W.r.t the project and project location, if any.	No such litigation is pending against the project

3. Proposal has been considered by SEIAA in its 312th (Day-2) meeting held on 19th November, 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:

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 obtain, (i) SWD NOC (ii) Tree NOC. The planning authority shall not grant Occupation certificate unless PP obtains all NOCs
4. PP to submit concrete plan for reuse/disposal of excess treated STP water.
5. PP to provide separate parking for commercial area user.
6. PP to complete compensatory tree plantation in lieu of tree cutting/transplantation as mentioned in the tree NOC before actual cutting/transplantation of trees as per recent Hon'ble High Court order.
7. 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.
8. 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.
9. PP to complete tree plantation within the site during construction phase.

10. PP to dispose 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 2015.27m2 on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. PP to obtain Tree cutting NOC.
3. This EC is restricted height for Wing A up to 63.95m, Wing B to E up to 66.95m as per CFO NOC dated 29.04.2024.
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 decided to grant EC for-FSI 33845.09 m2, Non FSI- 27022.63m2, total BUA 60867.72m2. (Plan approval No. P-21095/2024/(2/4)/P/N Ward/Malad South/337/1/New , dated 03.01.2025) (Restricted as per approval)

General Conditions:

a) **Construction Phase: -**

I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.

II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.

III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.

IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.

V. Arrangement shall be made that waste water and storm water do not get mixed.

VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.

VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.

VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.

IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.

X. The Energy Conservation Building code shall be strictly adhered to.

XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.

XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.

XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.

XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.

XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.

XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.

XVII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.

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

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

B) Operation phase:-

I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.

II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.

III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done.

Necessary measures should be made to mitigate the odour problem from STP. b) PP to give100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.

IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.

V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.

VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.

VII. PP to provide adequate electric charging points for electric vehicles (EVs).

VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.

IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.

X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.

XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in

XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.

XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM. SO2, NOx (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions: -

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

II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the

Environment department before start of any construction work at the site.

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

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

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

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

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

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

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

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

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

8. The above stipulations would be enforced among others under the Water (Prevention and

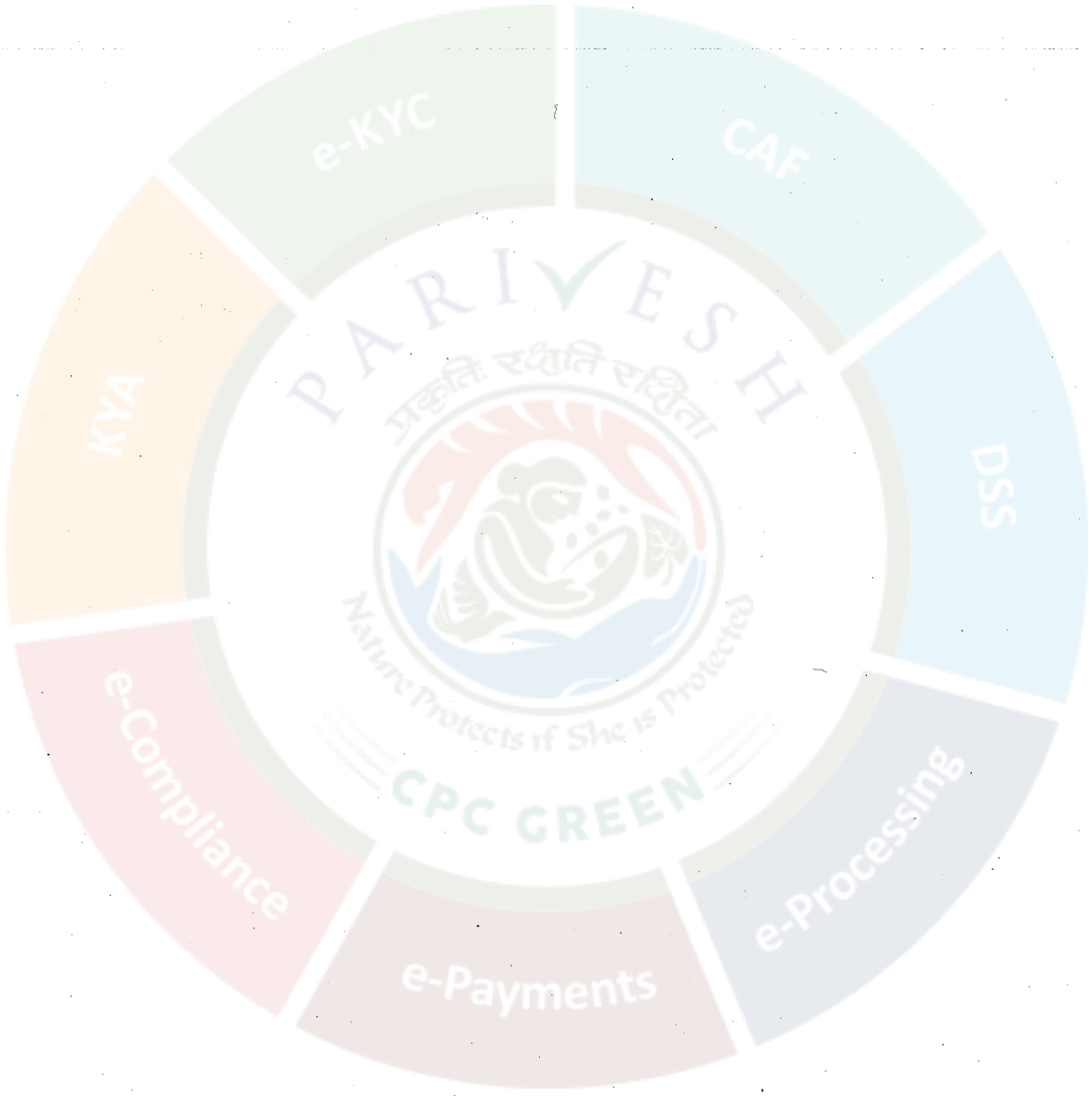
Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.

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

Jayashree Bhoj (IAS)
(Member Secretary, SEIAA)

Copy to:

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



Signed by
Jayashree Shrikant Bhoj
Date: 22-12-2025 16:58:57
Reason: Verified and signed