



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

To,

The Managing Director
SURAJ ESTATE DEVELOPERS PVT LTD
Aman Chambers, 3rd floor, S.V.S. Road, Prabhadevi, Mumbai – 400028.
Mumbai-400028 -400028

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/MIS/242188/2021 dated 02 Dec 2021. The particulars of the environmental clearance granted to the project are as below.

- | | |
|--|---|
| 1. EC Identification No. | EC23B038MH117422 |
| 2. File No. | SIA/MH/MIS/242188/2021 |
| 3. Project Type | Expansion |
| 4. Category | B2 |
| 5. Project/Activity including Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Environment Clearance for Proposed Rehab bldg. No. 1 known as "Ave Maria" & sale bldg. No. 2 known as "CCIL" on property bearing F.P. No. 822, TPS IV, of Mahim Division, G/N-Ward, at Govindrao Patwardhan Marg, Dadar (West), Mumbai – 400 028. |
| 7. Name of Company/Organization | SURAJ ESTATE DEVELOPERS PVT LTD |
| 8. Location of Project | Maharashtra |
| 9. TOR Date | N/A |

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

Date: 09/01/2023

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

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

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/242188/2021
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To

M/s.Suraj Estate Developers Pvt. Ltd.,
F.P. No. 822, TPS IV, of Mahim Division,
G/N-Ward, at Govindrao Patwardhan Marg,
Dadar (West), Mumbai.

Subject : Environment Clearance for proposed Rehab bldg. No. 1 known as “Ave Maria” & sale bldg. No. 2 known as “CCIL” on property bearing F.P. No. 822, TPS IV, of Mahim Division, G/N-Ward, at Govindrao Patwardhan Marg, Dadar (West), Mumbai by M/s.Suraj Estate Developers Pvt. Ltd.

Reference : Application no. SIA/MH/MIS/242188/2021

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 185th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 253rd (Day-4) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 21st November, 2022.

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

Sr. No.	Description	Details	
1	Proposal Number	SIA/MH/MIS/242188/2021	
2	Name of Project	Expansion of Environment Clearance for Proposed Rehab bldg. No. 1 known as “Ave Maria” & sale bldg. No. 2 known as “CCIL” on property bearing F.P. No. 822, TPS IV, of Mahim Division, G/N-Ward, at Govindrao Patwardhan Marg, Dadar (West), Mumbai – 400 028	
3	Project category	8(a) Building and Construction Projects	
4	Type of Institution	Private	
5	Project Proponent	Name	M/s. Suraj Estate Developers Pvt. Ltd.
		Regd. Office address	Aman Chambers, 3rd floor, S.V.S. Road, Prabhadevi, Mumbai – 400028
		Contact number	9820020348
		e-mail	thomasrajan@surajestate.com
6	Consultant	Enviro Policy Research India Pvt. Ltd.	

		Certificate No – NABET/EIA/2124/IA0076 (Validity - 26.04.2024) Name :- Mr. Avick Sil Contact Details – 9833825875, avick1114@gmail.com , avick@eprindia.com					
7	Applied for	Expansion					
8	Location of the project	Property bearing F.P. No. 822, TPS IV, of Mahim Division, G/N-Ward, at Govindrao Patwardhan Marg, Dadar (West), Mumbai – 400 028					
9	Latitude and Longitude	19°01'10.1"N 72°50'06.4"E					
10	Plot Area (sq.m.)	4022.61					
11	Deductions (sq.m.)	32.36					
12	Net Plot area (sq.m.)	3990.25					
13	Ground coverage (m ²) & %	2082.89 Sq.m (51.78%)					
14	FSI Area (sq.m.)	15,660.53					
15	Non-FSI (sq.m.)	9,539.47					
16	Proposed built-up area (FSI + Non FSI) (sq.m.)	25,200					
17	TBUA (m ²) approved by Planning Authority till date	Total construction area - 25,200 Sq.m File No – EEBP/2087/GN/A & EEBP/2088/GN/A dated 8/12/2021					
18	Earlier EC details with Total Construction area, if any.	SEIAA-EC-0000001882 dated 23.7.2019 Total construction area - 21,901.46 Sq.m					
19	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)	20,811.40 Sq.mt					
20	Previous EC / Existing Building			Proposed Configuration			Reason for Modification / Change
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
	Not mentioned in EC			Building No. 1 (Rehab)	Basement + Ground floor + 1 st to 28 th floor	88.35	-
			Building No. 2 (Sale)	Basement + Ground floor + 1st to 8th commercial Floor	34.05	-	
21	No. of Tenements & Shops	Rehab Total 168 nos of flat (24 no of MP, 120 nos of 1 BHK, 24 nos of 2 BHK) 8 shops (Commercial area – 228.96 sq.m), 2 community halls Sale – 5784.66 Sq.m of commercial area					
22	Total Population	1452					

23	Total Water Requirements CMD	127 KLD		
24	Under Ground Tank (UGT) location	1 st Basement		
25	Source of water	MCGM		
26	STP Capacity & Technology	100 KLD, MBBR		
27	STP Location	1 st Basement		
28	Sewage Generation CMD & % of sewage discharge in sewer line	41.1 KLD 32.3% (Discharged in sewer line)		
29	Solid Waste Management during Construction Phase	type	Quantity (Kg/d)	Treatment / disposal
		Dry waste	12	Handover to authorized recyclers
		Wet waste	18	OWC
		Construction waste	-	-
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)	Treatment / disposal
		Dry waste	217.2 Kg/day	Handover to authorized recyclers
		Wet waste	325.8 Kg/day	OWC
		E-Waste	-	-
		STP Sludge (dry)	9.9 Kg/Day	Shall be used as Manure
31	R.G. Area in sq.m.	RG required – 399.03 Sq.mt		
		RG provided on ground - 407.42 Sq.mt		
		Total – 407.42 Sq.mt		
		Number of Trees on plot: 35 nos		
		Number of trees to be cut: 10 nos		
		Number of trees to be transplanted: 18		
		Number of Trees to be retained: 7		
		Number of trees to be planted: 50		
32	Power requirement	During Operation Phase:		
		Details		
		Connected load (kW)	1551 KW	
	Demand load (kW)	665 KW		
33	Energy Efficiency	a) Overall energy savings (%): 27 % b) Solar energy (%): 11 %		
34	D.G. set capacity	500 KVA		
35	No. of 4-W & 2-W Parking with 25% EV	4-wheeler Provided – 131 nos. 2-wheeler Provided – 8 nos.		
36	No. & capacity of Rain water harvesting tanks /Pits	RWH Tank – 26 cum		

37	Project Cost in (Cr.)	60 Cr
38	EMP Cost	Construction Phase – 28.1 Lakhs Operation Phase – 155 Lakhs (13.3 Lakhs – O/M)
39	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	Not applicable (as per MoEF&CC OM F. NO. 22-65/2017-IA.III dt. 30.09.2020)
40	Details of Court Cases/litigations w.r.t the project and project location, if any.	NA

Major particulars of project are as mentioned below:

Description	As per Existing EC (SEIAA-EC-000001882 dated 23.7.2019)	After Proposed Expansion	Remark
Project Proponent	Suraj Estate Developers Pvt. Ltd	Suraj Estate Developers Pvt. Ltd	No Change
Project Address	F.P. No. 822, TPS IV, of Mahim Division, G/North ward, off R.B.S. K. Bole Marg, Dadar (W), Mumbai-400028	F.P. No. 822, TPS IV, of Mahim Division, G/N-Ward, at Govindrao Patwardhan Marg, Dadar (West), Mumbai – 400 028.	No Change
Plot Area (m ²)	4022.61	4022.61	No Change
Type & Number of Structures	Not mentioned in EC	1 Rehab Building and 1 Sale Building	
Configuration & Height	Not mentioned in EC	Building No. 1 (Rehab) Basement + Ground floor + 1st to 28th floor Height: 88.35 m Building No. 2 (Sale) Basement + Ground floor + 1st to 8th commercial Floor Height: 34.05 m	
Total Construction Area (m ²)	21,901.46	25,200.00	Increase by 3,298.54
Total FSI Area (m ²)	13,196.73	15,660.53	Increase by 2,463.8
Total Non FSI Area (m ²)	8,704.73	9,539.47	Increase by 834.74
No. of Basement	Not mentioned in EC	01	
No. of Podiums	Not mentioned in EC	0	
No. of Flats	Not mentioned in	Rehab -	

Description	As per Existing EC (SEIAA-EC-0000001882 dated 23.7.2019)	After Proposed Expansion	Remark
	EC	Total 168 nos. of flat, 8 shops (Commercial area – 228.96 sq.m), Sale – 5784.66 Sq.m of commercial area	
Population	Not mentioned in EC	1452 (Rehab – 787, Sale – 665)	
Parking details	Not mentioned in EC	Total Parking - 131 2-Wheeler – 8 nos.	
RG area	326.95 m ²	RG proposed on Ground – 407.42 m ²	Increased by 80.47 Sq.mt
Total water requirement	104 KLD	127 KLD	Increased by 23 KLD
Total sewage generation	90 KLD	98.9 KLD	Increased by 8.9 KLD
STP Capacity	90 KLD	100 KLD	STP capacity increased by 10 KLD due to increase in sewage generation
STP Technology	MBBR	MBBR	No Change
STP Location and area allotted	Basement opening at Ground floor area of the STP	Basement opening at Ground floor area of the STP	No Change
Total Quantity of Wet Waste	167.45 Kg/Day	325.8 Kg/Day	Increase in wet waste generation by 158.35 Kg/Day due to increase in population
Treatment technology	Organic Waste Converter & In-Vessel Composting units	Organic Waste Converter & In-Vessel Composting units are used as curing units	No Change

3. Proposal is an expansion of an existing construction project. PP has obtained earlier EC vide SEIAA-EC-0000001882 dated 23.7.2019 for Total construction area - 21,901.46 m². Proposal has been considered by SEIAA in its 253rd (Day-4) meeting held on 21st November, 2022 and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions thereunder as per the circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to obtain & submit following NOCs as per latest amended plan:
a) Water Supply; b) Sewer Connection,
3. PP to include annual contract for maintenance of STP for 10 years or till formation of society whichever is later in EMP.
4. PP to provide oil & grease filters to pre -filtration unit of rain water harvesting tanks.
5. PP to revise & submit architect certificate for construction done as per earlier EC.
6. PP to reduce the discharge of treated sewage to 35%.
7. PP to explore that the energy savings from renewable sources shall be minimum 5 %.

B. SEIAA Conditions-

1. 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.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
3. 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.
4. SEIAA after deliberation decided to grant EC for – FSI – 15,660.53 m2, Non FSI- 9,539.47 m2, Total BUA- 25,200.00 m2. (Plan approval No.EEBP/2087/GN/A & EEBP/2088/GN/A, 08.12.2021)

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. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- XIII. 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.
- XIV. 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:-

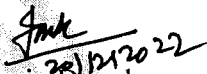
- I. PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.
 - II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work 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.


20/12/2022
Pravin Darade
(Member Secretary, SEIAA)

Copy to:

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