



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

To,

The owner

GODREJ PROPERTIES LIMITED

Godrej One, 5th Floor, Pirojshanagar, Eastern Express Highway, Vikhroli
(East) -400079

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/INFRA2/453110/2023 dated 23 Nov 2023. The particulars of the
environmental clearance granted to the project are as below.

- | | |
|---|---|
| 1. EC Identification No. | EC24B039MH145552 |
| 2. File No. | SIA/MH/INFRA2/453110/2023 |
| 3. Project Type | New |
| 4. Category | B |
| 5. Project/Activity including
Schedule No. | 8(b) Townships and Area Development
projects. |
| 6. Name of Project | Proposed Residential development with
Retail Shops on plot bearing CTS Nos.
124, 125, 126, 127, 127/1, 128, 146,
146/1, 146/2, 146/3, 146/4, 146/5, 146/6,
146/7 of Village Akurli, R/S Ward, Mumbai
- 400101 by M/s. Godrej Properties
Limited |
| 7. Name of Company/Organization | GODREJ PROPERTIES LIMITED |
| 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: 08/02/2024

(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/INFRA2/453110/2023
Environment & Climate Change
Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Godrej Properties Limited,
Village Akurli, R/S Ward,
Mumbai

Subject : Environment Clearance for Proposed Residential development with Retail Shops on plot bearing CTS Nos. 124, 125, 126, 127, 127/1, 128, 146, 146/1, 146/2, 146/3, 146/4, 146/5, 146/6, 146/7 of Village Akurli, R/S Ward, Mumbai by M/s. Godrej Properties Limited.

Reference : Application no. SIA/MH/INFRA2/453110/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC- 2 in its 221st meeting under screening category 8(b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 275th (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 10th January, 2024.

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

Sr. No.	Description	Details	
1	Proposal Number	SIA/MH/INFRA2/453110/2023	
2	Name of Project	Proposed Residential development with Retail Shops on plot bearing CTS Nos. 124, 125, 126, 127, 127/1, 128, 146, 146/1, 146/2, 146/3, 146/4, 146/5, 146/6, 146/7 of Village Akurli, R/S Ward, Mumbai – 400101 by Godrej Properties Limited	
3	Project category	8(b) Township and Area Development Projects, Category B1 as per Schedule of EIA Notification, 2006	
4	Type of Institution	Private	
5	Project Proponent	Name	Godrej Properties Limited
		Regd. Office address	Godrej One, 5 th Floor, Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai - 400079
		Contact number	9930231102
		e-mail	moefcc@godrejproperties.com
6	Consultant	Name: Aditya Environmental Services Pvt. Ltd.	

Sr. No.	Description			Details			
				NABET Accreditation Number: NABET/EIA/2225/RA 0262 Validity: 1 st May 2025			
7	Applied for			New Project			
8	Location of the project			Survey / Gut number: CTS Nos. 124, 125, 126, 127, 127/1, 128, 146, 146/1, 146/2, 146/3, 146/4, 146/5, 146/6, 146/7 Village: Akurli Taluka: Goregaon District: Mumbai Suburban District			
9	Latitude and Longitude			19°11'55.87"N to 19°12'05.92"N (bounded latitudes) and 72°51'25.80"E to 72°51'39.82"E (bounded longitudes)			
10	Plot Area (sq.m.)			75,328.10 sq. m.			
11	Deductions (sq.m.)			15,240.26 sq. m.			
12	Net Plot area (sq.m.)			60,087.84 sq. m.			
13	Ground coverage (m ²) & %			32,307.59 sq. m. (53.76%)			
14	FSI Area (sq.m.)			2,59,020.65 sq. m.			
15	Non-FSI (sq.m.)			3,03,647.28 sq. m.			
16	Proposed built-up area (FSI + Non FSI) (sq.m.)			5,62,667.93 sq. m.			
17	TBUA (m ²) approved by Planning Authority till date			Yet to be approved (application in process)			
18	Earlier EC details with Total Construction area, if any.			Not applicable			
19	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)			Not applicable			
20	Previous EC / Existing Building			Proposed Configuration			Reason for Modification / Change
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
	-	-	-	Residential Tower-1	Lower Ground for Services +	166.40	
				Residential Tower-2	Upper Ground + 1 st podium +	166.40	
				Residential Tower-3	2 nd podium for parking & part	166.40	
				Residential Tower-4	residential + 3 rd to 7 th podium	166.40	
				Residential Tower-5	for parking & part residential + 8 th podium top / podium for part residential + service floor	166.40	

Sr. No.	Description			Details			
					+ 9 th to 52 nd typical floors		
				Residential Tower-6	Lower Ground for Services + Upper Ground + 1 st podium + 2 nd podium for parking & part residential + 3 rd to 7 th podium for parking & part residential + 8 th podium top / podium for part residential + service floor + 9 th to 52 nd typical floors	166.40	
				Homeless Shelter	Basement for Services + G + 4 Upper Floors	14.90	
				Multipurpose Community Centre	Basement for Services + G + 4 Upper Floors	14.90	
				Municipal Maternity Home	Basement for Services + G + 4 Upper Floors	14.90	
				Cultural Drama Centre	Basement + G + 1 Upper Floors	14.10	
				Municipal School	Basement for Services + G + 6 Upper Floors	30.00	
				EWS Building	Basement for Services + G/Stilt + 23 Upper Floors	69.90	
21	No. of Tenements & Shops			No. of tenements: 2033 (in Residential Towers-1 to 6) & 212 (in EWS Building) No. of shops: 60			
22	Total Population			18,810			
23	Total Water Requirements CMD			1,781 cmd			

Sr. No.	Description	Details		
		- Fresh water requirement for domestic purpose: 1,092 cmd (from BMC) - Recycled water requirement from STP: 689 cmd (Flushing: 604 cmd + Gardening: 85 cmd)		
24	Under Ground Tank (UGT) location	Below ground level		
25	Source of water	Fresh water from BMC and STP treated water for flushing & gardening		
26	STP Capacity & Technology	3 STPs of total capacity 1,700 cmd (i.e. one STP of capacity 1,578 cmd for 6 Residential Towers, one STP of capacity 118 cmd for EWS building and one STP of capacity 4 cmd for Municipal School) based on MBBR technology. One ETP of 3 cmd for treatment of effluent from Municipal Maternity Home		
27	STP Location	Below ground level		
28	Sewage Generation CMD & % of sewage discharge in sewer line	1,587 cmd (35% of treated Sewage shall be discharged in municipal drain and the balance water shall be recycled & reused)		
29	Solid Waste Management during Construction Phase	Type	Quantity (Kg/d)	Treatment / disposal
		Dry waste	As & when generated	Recyclable dry waste will be handed over to authorized recyclers. Inerts will be disposed to landfill site through local agencies.
		Wet waste	As & when generated	Composting
		C&D waste	Debris: 300 cum, Bricks: 100 cum, Steel (from demolition): 200 kg, Wood: 100 cum, Concrete: 15,000 cum, Steel (from construction): ~1,500 kg	Disposal in compliance with Construction & Demolition Waste Management Rules, 2016 and through MPCB authorized recycler

Sr. No.	Description	Details		
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)	Treatment / disposal
		Dry waste	3,934 kg/day	Recyclable dry waste will be handed over to authorized recyclers. Inerts will be disposed to landfill site through local agencies.
		Wet waste	3,209 kg/day	To be treated in proposed OWC on site
		E-Waste	As & when generated	Sale to MPCB authorized vendor
		STP Sludge (dry)	~170 kg/day	Dried sludge from STP will be used as manure
		Biomedical Waste	~11.25 kg/day (out of total waste of 45 kg/day)	Disposal at common biomedical waste treatment and disposal facility through authorized vendor
31	R.G. Area in sq.m.	RG required		12,093.87 sq. m.
		RG provided on Mother Earth		12,290.69 sq. m.
		Existing trees on plot: 369		
		Number of trees to be cut: 140		
		Number of trees to be transplanted: 28		
		Rest Retain: 201		
		Number of trees to be planted: a) In RG area: - Compensatory plantation: 140 x 2 = 280 - New Plantation: 433 b) In Miyawaki Plantation (with area): 1602 on 550 sq. m. (As per Tree NOC dated 23.11.2023)		
		Total Nos. of trees after development: 2516 nos.		
32	Power requirement	During Operation Phase:		
		Details		Source: Adani Electricity
		Connected load (kW)		63,883 kW
		Demand load (kW)		18,254 kW
33	Energy Efficiency	a) Total Energy saving (%): 20.07% b) Solar energy (%): 5.13%		
34	D.G. set capacity	6 nos. of DG sets of total capacity 4360 kVA (4 Nos. X 1010 kVA for 6 nos. of residential towers + 1 No. X 180 kVA for Municipal School + 1 No. X 140 kVA for EWS Building) (as emergency power back-up)		

Sr. No.	Description	Details
35	No. of 4-W & 2-W Parking with 25% EV	4-wheeler parking spaces: 4,750 2-wheeler parking spaces: 1,181
36	No. & capacity of Rainwater harvesting tanks /Pits	Proposed 8 nos. of rainwater harvesting tanks of total capacity 820 cum
37	Project Cost in (Cr.)	Rs. 3,260 Crore
38	EMP Cost	a) Construction Phase: 1. Capital Cost: Rs. 110 Lakh 2. O&M Cost: Rs. 29.5 Lakh/annum b) Operation Phase: 1. Capital Cost: Rs. 1,436 Lakh 2. O&M Cost: Rs. 186 Lakh/annum
39	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	As per EMP cost and as applicable as per MoEFCC OM No. F.No.22-65/2017-IA.III dated 30 th September 2020
40	Details of Court Cases / litigations w.r.t the project and project location, if any.	Nil

3. The proposal has been considered by SEIAA in its 275th (Day-1) meeting held on 10th January, 2024. 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 as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all mandatory RG on mother earth as per the orders of Hon Supreme Court regarding RG area.
2. PP to obtain following NOCs & remarks:
a) Water supply NOC; b) Sewer connection NOC; c) HRC NOC; d) SWM/C&D NOC; g) Revised CFO NOC for Tower no-6.
3. PP to submit undertaking and architect certificate mentioning that they have provided all required RG on mother earth as per the Hon'ble Supreme Court order regarding RG area.
4. PP to submit bifurcation of mitigation measures along with their cost for reducing air pollution and submit revised EMP of construction phase accordingly.
5. PP to reduce discharge of treated water up to 35%; PP to submit undertaking from concerned authority/ agency/third party for use of excess treated water generated in the project.
6. PP to lift UGTs to 1st basement such that tops of the UGTs are flushed to the ground level & accordingly submit cross section of UGTs.

7. PP to increase species diversity with indigenous plants in tree plantation as per biodiversity report in EIA and submit detail numbers/tree statement of total trees after development of the project; PP to make provision for compensatory tree plantation on site with respect Maharashtra Tree Act.
8. PP to make 2-row plantation along the Western Express Highway to reduce air and noise pollution due to vehicles.
9. PP to install latest continuous online air monitoring system with display boards within the project site & include the cost of same in EMP.

B. SEIAA Conditions-

1. PP has provided mandatory RG area of 12093.87 m² on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. This EC is restricted up to 120 m height as PP has not received the HRC NOC.
3. This EC is restricted up to 163.35 m height for Tower 6.
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. 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.
7. SEIAA after deliberation decided to grant EC for-FSI- 251964.42 m², Non FSI- 264684.42 m², total BUA- 516648.84 m². (Plan approval No- P 17708/2023(124 & other) /R/S Ward Akurli-R/S/337/1/New, dated-18.12.2023)

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.



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.
6. Commissioner, Brihanmumbai Municipal Corporation.
7. Regional Officer, Maharashtra Pollution Control Board, Mumbai.

Signature Not Verified

Digitally signed by: Sri Pravin C.
Darade, I.A.S.

Designation: Member Secretary

Date and Time: 28/02/2024 5:00:13 PM