



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

To,

The Partner

CHHEDA DEVELOPMENTS

108-111, Goyal shopping Arcade, Opposite railway station, Borivali -West  
-400092

**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/242125/2021 dated 02 Dec 2021. The particulars of the environmental clearance granted to the project are as below.

1. EC Identification No.	EC22B038MH155251
2. File No.	SIA/MH/MIS/242125/2021
3. Project Type	Expansion
4. Category	B2
5. Project/Activity including Schedule No.	8(a) Building and Construction projects
6. Name of Project	Expansion in Proposed Residential Building "Chheda Greens" on plot bearing S. No. 302 H no. 9, 14, S. no. 303 H. No. 1A, 1B,2,3,4,5,8 of village Navghar, Miraroad (E ), Tal and Dist. Thane
7. Name of Company/Organization	CHHEDA DEVELOPMENTS
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: 01/06/2022

(e-signed)  
**Manisha Patankar Mhaiskar**  
**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/242125/2021  
 Environment & Climate  
 Change Department  
 Room No. 217, 2<sup>nd</sup> Floor,  
 Mantralaya, Mumbai- 400032.

To  
 M/s.Chheda Developments,  
 S. No. 302 H no. 9, 14, S. no. 303,  
 H. No. 1A, 1B,2,3,4,5,8, village Navghar,  
 Miraroad (E), Tal and Dist. Thane

**Subject** : Environment Clearance for proposed expansion in proposed Residential Building "Chheda Greens" on plot bearing S. No. 302 H no. 9, 14, S. no. 303 H. No. 1A, 1B,2,3,4,5,8 of village Navghar, Miraroad (E), Tal and Dist. Thane by M/s.Chheda Developments.

**Reference** : Application no. SIA/MH/MIS/242125/2021

This has reference to your communication on the above mentioned subject. The proposal was considered by the SEAC- 2in its 168<sup>th</sup> meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 242<sup>nd</sup> (Day-4) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

Sr. No.	Description	Details
1.	Plot area (sq.m.)	12,940 m2
2.	FSI area (sq.m.)	48,034.21 m2
3.	Non FSI area (sq.m.)	8,149.21 m2
4.	Proposed built-up area (FSI + Non FSI) (sq.m.)	56,183.42 m2
5.	Earlier EC details with Total Construction area, if any.	The project was appraised for total construction area of 50030.65 Sq.m. & the Environmental Clearance received vide letter no. SIA/MH/MIS/181418/2020 dated 5 <sup>th</sup> August 2021 for total construction area 22,414.74 sq.m
6.	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)	There are 2 existing buildings (Anand and Apurva) with total construction area of 6485.94 sq mt in the plot area of 4380 sq mt before amalgamation of plot. Piling work is in progress for Bldg 3, 4 & 5 as per previous EC dated 5 <sup>th</sup> August 2021.

7.	Proposed Building Configuration	<b>Building</b>	<b>Configuration</b>	<b>Height</b>
		Existing Building No. 1	Gr. + 7 floors	23.80
		Existing Building No. 2	Gr. + 7 floors	23.80
		Proposed Building No.3 (Wing A & B)	Stilt + 29 floors	88.90
		Proposed Building No.4 (Wing C & D)	Stilt + 26 floors	80.20
		Proposed Building No.5 (Wing E & F)	Stilt + 24 floors	74.40
8.	No. of Tenements & Shops	Existing building No. 1 and 2 – 126 residential units Proposed Building No. 3, 4 and 5 – 619 residential units		
9.	Total population	Building No. 1 and 2 – 549 nos. Building No. 3, 4 and 5 – 2759 nos. Total: 3308 nos.		
10.	Water requirement in CMD	Total Water Requirement: 446 CMD Domestic: 297 Flushing: 149 Landscape: 20		
11.	Sewage generation in CMD	394 CMD		
12.	STP Capacity & Technology	1 STP of capacity 433 KLD with MBBR technology		
13.	STP Location	Ground level		
14.	Total Solid waste quantities	Total solid waste generated: 1654 kg/day Biodegradable waste: 662 kg/day Non-biodegradable waste: 992 kg/day		
15.	R.G. Area in sq.m.	Proposed Area– 2790 sq. m (Ground -1110.00 sq. m and Podium 1680.00 sq. m)		
16.	Power requirement	During Operation Phase Connected Load: 11787 KW Maximum Demand Load: 3984 KW		
17.	Energy Efficiency	Total savings – 20% Solar savings – 5%		
18.	No. of DG Sets & Capacities	1 X 62.5 kVA, 1 X 275 kVA		
19.	Parking 4W & 2W	4 wheelers – 288 nos. 2 wheelers – 1118 nos.		
20.	Rain water harvesting scheme	Total 2 RHW tanks are proposed having total capacity of 117 cum/day		
21.	Project Cost in	263 crores		

	(Cr.)	
22.	EMP Cost (Including DMP)	Capital Cost: Rs. 563.5 lakhs O & M Cost: Rs. 42.5 lakhs
23.	CER Details with justification if any....	--
24.	Details of Court Cases/litigations w.r.t the project and project location, if any.	--

The comparative statement showing project details approved as per earlier EC and proposed project details as shown below:

Sr. No.	Project Details	Details			
		Unit	As per EC Received dated 5 <sup>th</sup> August 2021	For proposed Amendment / expansion	Remarks
1	Plot area	Sq.m.	12940	12940	No Change
2	Net Plot area	Sq.m.	10814	12840	Net plot area is increased due to revised demarcation
3	Permissible FSI	Sq.m.	FSI area: 28507.11	FSI Area 48034.21	Change in FSI and NON FSI due to addition of floors and New DC rules (UDCPR)
4	FSI area	Sq.m.	28507.11	48034.21	Increased in FSI area due to addition of floors
5	Non FSI area	Sq.m.	21523.54	8149.21	Decreased in non FSI by 13374.33sq.m. due to New DC rules (UDCPR)
6	Total Built up area (Construction area)	Sq.m.	50030.65	56183.42	Increased in BUA by 6152.77 sq.m
7	Ground- coverage Area : (sqm) % on net plot		2543 sq.m. (19.65%)	2543 sq.m. (19.65%)	No change
8	Project Cost	Rs.	108 crores	263 crores	Increased due to change in configuration

9	<b>Building Configuration</b>					
	<b>Building Name &amp; Number</b>	<b>Building Configuration</b>	<b>height</b>	<b>Building Configuration</b>	<b>height</b>	<b>Remarks</b>
	Building 1	Gr + 7 Floors	23.80	Gr + 7 Floors	23.80	No changes
	Building 2	Gr + 7 Floors	23.80	Gr + 7 Floors	23.80	No changes
	Building no.3 Wing A & B	Stilt + 21 upper floors	65.70	Stilt + 29 upper floors	88.90	Addition of 8 floors
	Building no.4 Wing C & D	Stilt + 21 upper floors	65.70	Stilt + 26 upper floors	80.20	Addition of 5 floors
	Building no.5 Wing E & F	Stilt + 21 upper floors	65.70	Stilt + 24 upper floors	74.40	Addition of 3 floors
10	<b>Number of tenants</b>					
	Building 1 and 2	--	126 nos. of residential units	126 nos. of residential units		No change in existing buildings
	Building 3, 4 and 5	Wing A to F	486 nos. of residential units	619 nos. of residential units		Addition of 133 flats as bldg. floors are increased
11	<b>No. of expected Residents</b>					
	Building 1 and 2	Nos.	549	549		Population increased by 601 no. as flats are increased in Building 3, 4 and 5
	Building 3,4 and 5	Nos.	2158	2759		
	Total	Nos.	2707	3308		
13	Total water requirement	KLD	Domestic: 244 Flushing: 123 Landscape: 12 <b>Total: 379</b>	Domestic: 297 Flushing: 149 Landscape: 20 <b>Total: 466</b>		Increase in water demand
14	Wastewater generation	KLD	294	394		Increase in waste generation

15	STP capacity	KLD	324	433	STP capacity increased
16	Total Solid waste generation	Kg/Day	Wet waste: 812 kg/day Dry waste: 542 kg/day Total:1353 kg/day	Wet waste =662 kg/day Dry waste = 992 kg/day Total = 1654 kg/day.	Increase in solid waste generation
17	No. of Parking				
	4 Wheelers	Nos.	319 No's	288 No's	Parking decreased due to as per new UDCPR
	4 Wheelers	Nos.	1120 No's	1118 No's	
18	Green Belt Development				
	Prop. Total R.G.	Sq.m.	1356.23 sq. m on Ground and 1693.25 on Podium Total proposed – 3049.48 sq. m	1110.00 sq. m on Ground and 1680.00 sq. m on Podium Total proposed RG – 2790 sq. m	RG area decreased. Provision as per New DC rules (UDCPR)
19	RWH Tank Capacity				
	RWH	CUM	2 tanks of capacity 133 cum	2 tanks of total capacity 117 cum	As per corrected calculation
20	Power Requirement				
	Connected Load	Kw	8938	11787	Load Increased
	Maximum Demand	Kw	3631	3984	
	D.G.sets	KVA	1 X 380 kVA	1X275,1X62.5	
21	Cost for EMP				
	Capital	Rs. In Lacs	Rs. 131	Rs. 152 Lacs	Cost Increased

			Lacs		
	O & M	Rs. In Lacs	Rs. 17.7 Lacs	Rs. 19 Lacs	

3. Proposal is an expansion of existing construction project. Project had received earlier EC vide letter No. SIA/MH/MIS/181418/2020 dated 05.08.2021 for a total construction area of 22414.74 Sq.m. Proposal has been considered by SEIAA in its 242<sup>nd</sup> (Day-4) meeting 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.
2. PP to obtain following NOCs & remarks as per amended plan:  
a) Water Supply NOC; b) Storm Water Drain remarks; c) Tree NOC; d) SWM/C&D NOC.
3. PP to submit certified six-monthly compliance report of earlier EC from Regional Office, MOEF&CC, Nagpur.
4. PP to reduce discharge of treated water up to 35%. PP to submit undertaking from concerned authority/agency/third party regarding use of excess treated water.
5. PP to relocate Substation from RG area.
6. PP to maintain adequate distance between OWC & DG set.

**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-48034.21 m<sup>2</sup>, Non-FSI-8149.21 m<sup>2</sup>, Total BUA-56183.42 m<sup>2</sup>. (Plan approval-MB/MC/TP/1677/2021-22, dated -01.09.2021).

**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. 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.
- XVII. 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.
- XVIII. 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.
- XIX. 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.

- XX. 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.

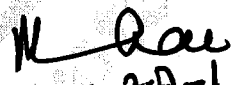
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://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, SO<sub>2</sub>, NO<sub>x</sub> (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, 1<sup>st</sup> Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

  
 Manisha Patankar  
 (Member Secretary, SEIAA)

Copy to:

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