

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

Environment department, Room No. 217, 2nd floor, Mantralaya, Annexe, Mumbai- 400 032. Date:October 8, 2021

Τo,

M/s. Kolte-Patil Developers Ltd.

at Plot bearing CTS no. 51 of Village Mandapeshwar, Opposite Mary Immaculate Girls School, Laxman Mhatre Road, Dahisar (West), Mumbai – 400068.

Subject: Environment Clearance for Expansion in EC for Redevelopment project "Sagar Vaibhav Co-op Housing Society Ltd." at Dahisar, Mumbai.

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-II, Maharashtra in its 114th meeting and recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 226 Day-1th meetings.

2. It is noted that the proposal is considered by SEAC-II under screening category 8a (B2) as per EIA Notification 2006.

Brief Information of the project submitted by you is as below :	Brief Information	of the	project	submitted	by you	is as	below :-
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1.Name of Project	Redevelopment project "Sagar Vaibhav Co-op Housing Society Ltd." at Dahisar, Mumbai.
2.Type of institution	Private
3.Name of Project Proponent	M/s. Kolte-Patil Developers Ltd.
4.Name of Consultant	M/s. Ultra-Tech
5.Type of project	Redevelopment Project
6.New project/expansion in existing project/modernization/diversification in existing project	Expansion in existing project.
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	The project has received Environmental Clearance dt. 02.06.2017
8.Location of the project	Plot bearing CTS no. 51 of Village Mandapeshwar, Opposite Mary Immaculate Girls School, Laxman Mhatre Road, Dahisar (West), Mumbai – 400068.
9.Taluka	Borivali
10.Village	Mandapeshwar
Correspondence Name:	M/s. Kolte-Patil Developers Ltd.
Room Number:	501
Floor:	5th floor
Building Name:	The Capital
Road/Street Name:	
Locality:	Plot No. C70, G-Block, Bandra-Kurla Complex, Bandra (East)
City:	Mumbai - 400051
11.Whether in Corporation / Municipal / other area	Municipal Corporation of Greater Mumbai (M.C.G.M.)



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	Received IOD from M.C.G.M dated 15.05.2017					
12.IOD/IOA/Concession/Plan Approval Number	IOD/IOA/Concession/Plan Approval Number: IOD No. CHE/WSII/1096/R/N/337(NEW)					
	Approved Built-up Area: 3538.46					
13.Note on the initiated work (If applicable)	Not applicable					
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	Not applicable					
5.Total Plot Area (sq. m.) 4,994.70 Sq.mt.						
16.Deductions	249.74 Sq.mt.					
17.Net Plot area	4,744.96 Sq.mt.					
	FSI area (sq. m.): 15,373.66 Sq.mt. (Including Fungible Area)					
18 (a).Proposed Built-up Area (FSI & Non-FSI)	Non FSI area (sq. m.): 13,030.13 Sq.mt.					
	Total BUA area (sq. m.): 28403.79					
	Approved FSI area (sq. m.): 3,538.46 Sq. mt.					
18 (b).Approved Built up area as per DCR	Approved Non FSI area (sq. m.): 7,684.82 Sq.mt.					
7	Date of Approval: 15-05-2017					
19.Total ground coverage (m2)	2,196.00 Sq.mt.					
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	46%					
21.Estimated cost of the project	176000000					
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			22.P	roduct	tion Details					
Serial Number	Pro	duct Existing ((MT/M)	Proposed (MT/M)	Total (MT/M)				
1	Not ap	plicable Not app		plicable	Not applicable	Not applicable				
23.Tota			l Wate	r Requirement	Ļ					
		Source of	water	M.C.G.M	-					
		Fresh water (CMD):		106 KLD						
		Recycled water - Flushing (CMD):		53 KLD						
		Recycled w Gardening	vater - (CMD):	7 KLD	HME					
		Swimming make up (Swimming pool make up (Cum):		Tet-					
Dry season:		Total Water Requirement (CMD) :		166 KLD		7				
	Fire fighting - Underground water tank(CMD):		300 KL							
		Fire fighting - Overhead water tank(CMD):		90 KL						
		Excess trea	ated water	64 KL						
		Source of	water	M.C.G.M/ Partly by RWH						
		Fresh wate	er (CMD):	106 KLD						
		Recycled water - Flushing (CMD):		53 KLD						
		Recycled water - Gardening (CMD):		NA 3 CANA						
		Swimming make up (pool Cum):	NA						
Wet season	:	Total Wate Requireme :	er ent (CMD)	159 KLD						
		Fire fightin Undergrou tank(CMD)	ng - Ind water):	300 KL	300 KL					
		Fire fightin Overhead tank(CMD)	ng - water):	90 KL TASATA						
		Excess trea	ated water	71 KL						
Details of S pool (If any	Swimming ()									

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		2	4.Detail	s of Total water consumed							
Particula rs	Consumption (CMD)			Loss (CMD)			E	Effluent (CMD)			
Water Require ment	Existing	Proposed Total		Existing	Proposed	Total	Existing	Proposed	Total		
Domestic	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable		
		Level of th water table	e Ground e:	1.5mt 1.7	′ mt. below g	round level					
Siz tan Qua		Size and no of RWH tank(s) and Quantity:		Wing A: 16	KL; Wing B	& C: 24 KL					
		Location o tank(s):	f the RWH	Below Base	ment	X	7				
25.Rain V Harvestin	Water ng	Quantity o pits:	f recharge	Nil	b	A A	A				
(RWH)		Size of rec	harge pits	NA O							
		Budgetary (Capital co	allocation ost) :	Rs. 10.00 Lacs							
		Budgetary (O & M cos	allocation st) :	Rs. 0.31 Lacs/annum							
		Details of if any :	UGT tanks	Location of UG tanks: Below Basement							
		3	S2- 6	R R							
2.0.01		Natural wa drainage p	nter attern:	The storm water collected through the storm water drains of adequate capacity will be discharged into the external SWD.							
drainage	water	Quantity o water:	f storm	0.01 m3/sec							
		Size of SW	D:	450 mm diameter with 1:400 slope							
					¥						
		Sewage ge in KLD:	neration	138 KLD	mc	n		F			
		STP techno	ology:	Moving Bed Bio Reactor (MBBR)							
27 Sewa	ne and	Capacity of (CMD):	f STP	1 STP of capacity 152 KL							
Waste w	ater	Location & the STP:	area of	Below Base	ment	Π	12				
		Budgetary (Capital co	allocation ost):	Rs. 52.95 L	acs						
		Budgetary (O & M cos	allocation st):	Rs. 12.24 Lacs/annum							

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	28.Solie	d waste Management
Waste generation in	Waste generation:	Demolition debris shall be partly reused/ recycled and remaining shall be disposed to the authorized land fill site with permission of M.C.G.M.
and Construction phase:	Disposal of the construction waste debris:	Construction waste material shall be partly recycled and remaining shall be disposed to the authorized land fill site with permission of M.C.G.M.
	Dry waste:	317 kg/day
	Wet waste:	211 kg/day
Waste generation in the operation Phase:	Hazardous waste:	Not Applicable
	Biomedical waste (If applicable):	Not Applicable
	STP Sludge (Dry sludge):	21 kg/day
	Others if any:	Not Applicable
	Dry waste:	To Authorized recyclers
	Wet waste:	Treatment in OWC
	Hazardous waste:	Not Applicable
Mode of Disposal of waste:	Biomedical waste (If applicable):	Not Applicable
	STP Sludge (Dry sludge):	Use as manure
	Others if any:	Not Applicable
	Location(s):	Basement
Area requirement:	Area for the storage of waste & other material:	16 Sq. mt.
	Area for machinery:	12 Sq. mt.
Budgetary allocation	Capital cost:	Rs. 9.00 Lacs
O&M cost):	O & M cost:	Rs. 1.43 Lacs/annum

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29.Effluent Charecterestics								
Serial Number	Parameters	Unit	Inlet Effluent Charecterestics	Outlet Effluent Charecterestics	Effluent discharge standards (MPCB)			
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable			
Amount of effluent generation (CMD):		Not applicable						
Capacity of the ETP:		Not applicable						
Amount of treated effluent recycled :		Not applicable						
Amount of v	water send to the CETP:	Not applicable						
Membership of CETP (if require):		Not applicable						
Note on ET	P technology to be used	Not applicable						
Disposal of	the ETP sludge	Not applicable						



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			30.H a	zardous	Was	te D	etails			
Serial Number	Descr	ription	Cat	UOM	Exist	ing	Proposed	Total	Method of Disposal	
1	Not ap	plicable	Not applicable	No applio	ot cable	Not applicable	Not applicable	Not applicable		
31.Stacks emission Details										
Serial Number	Section	Section & units Fuel Us Quar			Stack No.		Height from ground level (m)	Internal diameter (m)	Temp. of Exhaust Gases	
1	DG	DG Set Not ap			No applio	ot cable	Not applicable	Not applicable	Not applicable	
32.Details of Fuel to be used										
Serial Number Type of Fuel				Existing	ter	50	Proposed	7	Total	
1		HSD		lot applicabl	e	Ň	lot applicabl	e	Not applicable	
33.Source o	of Fuel	3	Not a	pplicable	2		26	24		
34.Mode of	Transportat	tion of fuel to	site Not a	pplicable			19	$\langle \cdot \rangle$		
35.Energy										
		Source of supply :	power	Maharashti	ra State	e Elec	tricity Distri	bution Comp	any Limited (MSEDCL)	
		During Construction Phase: (Demand Load)		100 KW						
		DG set as Power back-up during construction phase		As per requirement						
Dor		During Operation phase (Connected load):		5245 KW						
require	ement:	During Operation phase (Demand load):		2323 KW			n	n	F	
		Transform	er:				7 I I I			
		DG set as 1 back-up du operation	Power ıring phase:	1 DG set of 625 kVA						
		Fuel used:		Diesel						
			high le passing le plot if							
		Ener	gy saving	j by non-	conv	enti	ional me	thod:		
Use of LED Use of VFD Use of solar Use of solar	Use of solar for lighting Use of solar for lighting									
		3	b.Detail	calculati	ons	x %	ot saving	g:		

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Serial Number	Energy Conservation Measures					Saving %			
1	Overall energy saving						19 %		
	37.Details of pollution control Systems								
Source	Ex	isting pollu	tion contro	ol system	Proposed to be installed				
Sewage		Not	applicable				STP		
Solid waste		Not	applicable		Organic Waste Convertor				
Budgetary	allocation	Capital cos	st:	Rs. 8.40 Lacs					
O&M	cost and cost):	0 & M cos	t:	Rs. 0.24 La	cs/ann	ım			
38	.Envir	onment	tal Mar	nageme	ent i	olan Budg	etary Allocation		
		a)	Construe	ction pha	ise (1	with Break-u	ıp):		
Serial Number	Attri	butes	Para	meter	0	Total Cost I	per annum (Rs. In Lacs)		
1	Air Envi	ronment	Water f Suppr	for Dust ression	22	2	2.16		
2	Air Environment		Air and Monitorin Sen	d Noise 1g: On site sors	1.50				
3	Air Environment		Air and Monitoring MoEF & Co Labor	Air and Noise nitoring: By outside EF & CC Approved Laboratory					
4	Water Environment		Drinkin ana	Drinking water 0.09					
5	Land Env	vironment	Site Sa	nitation	5.00				
6	Health &	4 Hygiene	Disinfect Con	tion- Pest atrol	3.60				
7	Health & Hygiene H		Health Cl wor	alth Check-up of 8.10					
		b) Operat	ion Phas	e (wi	th Break-up):		
Serial Number	Comp	onent	Descr	iption	Сар	ital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)		
1	Air Envir Biolo Enviro	onment & ogical onment	Cost for C	Gardening		6.61	1.20		
2	Air Environment & Biological Environment Cost for A Noise M		Cost for An Noise M	nbient air & onitoring	CNO	set up cost is involved	0.22		
3	Air Environment & Mainte Biological Environment		Mainter sensors - A	nance of Air & Noise	Set up already considered in 0.50 construction phase				
4	Air Envir Biolo Enviro	onment & ogical onment	Cost for Exhaust N	DG Stack ⁄Ionitoring	No	set up cost is involved	0.05		
5	WA ENVIRO Waste wate	TER NMENT - er treatment	Cost for Treatme	sewage ent Plant		34.95 11.21			

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6	WATER ENVIRONMENT - Cost for water & waste water Monitoring	On site sensors		18.00		1.00	
7	WATER ENVIRONMENT - Cost for water & waste water Monitoring	By outside MoEF & CC Approved Laboratory	No	No set up cost is involved		0.03	
8	WATER ENVIRONMENT - Water Conservation (Rain Water Harvesting System)	Cost for RWH tanks		4.00		0.20	
9	WATER ENVIRONMENT - Water Conservation (Rain Water Harvesting System)	Cost for treatment uni for Rain Water collected in tanks	कार् <u>त</u> वर्धित	6.00		0.02	
10	WATER ENVIRONMENT - Water Conservation (Rain Water Harvesting System)	Cost for Rainwater Monitoring	No	set up cost involved	is .	0.09	
11	LAND ENVIRONMENT - Solid Waste Management	Cost for Treatment of biodegradable garbage in OWC		9.00	HULL	1.43	
12	LAND ENVIRONMENT - Solid Waste Management	Cost for Manure Monitoring	No	set up cost involved	is a log	0.08	
13	ENERGY CONSERVATION	SOLAR ENERGY- Water heating 8.40			0.24		
39. S	torage of che	micals (infla	mabl	e/explo	osive/haz	zardou	s/toxic
		SUDS	tance	es)			
Descri	ption Status	Location C	Storage Capacity in MT	Maximum Quantity of Storage at any point of time in MT	Consumption / Month in MT	Source of Supply	Means of transportation
Not app	licable Not applicable	Not applicable aj	Not pplicable	Not applicable	Not applicable	Not applicable	Not applicable
		40.Any Othe	er Info	ormation			
No Informa	tion Available						

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C	CRZ/ RRZ clearance btain, if any:	Not Applicable
D Pr C: an an b	Distance from Protected Areas / Critically Polluted reas / Eco-sensitive reas/ inter-State oundaries	Sanjay Gandhi National Park: Approx. 2.00 km
Ci so N	Category as per chedule of EIA Notification sheet	8a (B2)
Cuif	Court cases pending f any	
O Ir	Other Relevant	TOTA OFFICE
H su Aj	lave you previously ubmitted pplication online n MOEF Website.	Yes
D st	Date of online ubmission	14-03-2019

3. The proposal has been considered by SEIAA in its 226 Day-1th meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions:

Specific Conditions:	H H	
Ι	PP to submit the architect certificate stating no construction started at site.	
II	As agreed by PP, PP to strengthen the slab of podium so that fire tender can move on it.	
III	As agreed by PP, PP to ensure that 40% area of STP tanks should be open to sky for adequate ventilation.	
IV	The PP to get NOC from competent authority with reference to Thane creek flamingo sanctuary if the project site falls within 10 Km radius from the said sanctuary boundary. The planning authority to ensure fulfilment of this condition before granting CC.	
V	PP to submit CER of 0.75% prescribed by MoEF&CC circular dated 1.5.2018 relevant to the area and people around the project or Environment Department may direct PP to undertake CER work in identified area, as identified by Environment Department.	
VI	PP to submit plan approval	
VII	PP to provide grass pavers of suitable types & strength to increase the water permeable mother earth area up to 1/3rd of plot area as well as allow effective fire tender movement.	
VIII	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	
IX	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.	
X	SEIAA asked PP to submit architect certificate of registered architect regarding construction done on site is as per configuration of earlier EC. PP submitted the same vide letter dated 02.08.2021.	
General Conditions:		

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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.	L The solid weste generated should be properly collected and segregated. Dryhmers eff. weste should be Generations poils, including himmous material during construction place should be defect on the neighbouring communities and be disposed valuaging the necessary precords on of a per applicable rules and nerms with necessary approvals of the Makamatira Pollution Control Board. IV. Adequate drinking water drives and health aspects of people, only in the approved sites with the approval of completent authority. III. Any hazardous wates generated during construction place water demand during construction place biolub to ensured. V. Arrangement shall be made that wate water and storm water do not qet mixed. VI. Water demand during construction place best practices. VII. The ground water level and its squally should be monitored regularly in consultation with Ground Water Administion during constructions and base devices or sensor based control. X. The Energy Construction of base metric if any shall be devices or sensor based control. X. The Energy Construction of base metric if any shall be devices or sensor based control. X. The Energy Construction of the acreants is protected and improved. MIX advanta possible is of that autural drainage system of the area is protected and improved. MIX and any near the strain shall be natural drainage system of the area is protected and improved. MIX and any near the strain shall be natural drainage system of the area is protected and improved. MIX and any near the strain shall be not the strain the there is no thrave to pradi- device on sensor second by the strain of the strain of the strain of the strain of the area is protected and improved. MIX and any near the strain the stra	
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.	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	
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.	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	
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Page 12 of Manisha Patankar Mhaiskar (Member 13 Secretary SEIAA) 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. 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.

6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, and amendments by MoEF&CC Notification dated 29th April, 2015.

8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.

9. 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.

10. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1stFloor, 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 Mhaiskar (Member Secretary SEIAA)

Copy to:

- 1. SECRETARY MOEF & CC
- 2. IA- DIVISION MOEF & CC
- 3. MEMBER SECRETARY MAHARASHTRA POLLUTION CONTROL BOARD MUMBA
- 4. REGIONAL OFFICE MOEF & CC NAGPUR
- 5. MUNICIPAL COMMISSIONER MUMBAI
- 6. MUNICIPAL COMMISSIONER NAVI MUMBAI
- 7. REGIONAL OFFICE MPCB MUMBAI
- 8. REGIONAL OFFICE MPCB NAVI MUMBAI
- **9.** REGIONAL OFFICE MIDC ANDHERI
- **10.** REGIONAL OFFICE MIDC KOPER KHAIRANE NAVI MUMB
- **11. MAHARASHTRA STATE ELECTRICITY DISTRIBUTION CO. LTD**
- 12. COLLECTOR OFFICE MUMBAI
- arashtra **13.** COLLECTOR OFFICE MUMBAI SUB-URBAN

Rai