



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

To,

The President
 KARMVIR INTELLIGENT INFRA PRIVATE LIMITED
 52, 5th Floor, Mittal Tower-C, Nariman Point, Mumbai -400021

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/289260/2022 dated 19 Aug 2022. The particulars of the environmental clearance granted to the project are as below.

- | | |
|--|--|
| 1. EC Identification No. | EC23B038MH151837 |
| 2. File No. | SIA/MH/MIS/289260/2022 |
| 3. Project Type | New |
| 4. Category | B2 |
| 5. Project/Activity including Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Environment Clearance of Proposed Hotel building & Commercial building project "Sky City" at plot bearing CTS no. 1405(pt) Village Marol and CTS no. 1(pt) Village Bapnala, Near Hotel Ambassador, Marol, Andheri (East) Mumbai – 400099 by Karmvir Intell |
| 7. Name of Company/Organization | KARMVIR INTELLIGENT INFRA PRIVATE 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: 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/289260/2022
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s.Karmvir Intelligent Infra Pvt. Ltd.,
CTS no. 1405(pt) Village Marol
CTS no. 1(pt) Village Bapnala,
Near Hotel Ambassador, Marol,
Andheri (East) Mumbai.

Subject : Environment Clearance of Proposed Hotel building & Commercial building project "Sky City" at plot bearing CTS no. 1405(pt) Village Marol and CTS no. 1(pt) Village Bapnala, Near Hotel Ambassador, Marol, Andheri (East) Mumbai by M/s.Karmvir Intelligent Infra Pvt. Ltd.

Reference : Application no. SIA/MH/MIS/289260/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 186th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 254th meeting of State Level Environment Impact Assessment Authority (SEIAA) 28th November, 2022.

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

Sr. No.	Description	Details								
1.	Proposal Number	SIA/MH/MIS/289260/2022								
2.	Name of project	Application for Environment Clearance of Proposed Hotel building & Commercial building project “Sky City” at plot bearing CTS no. 1405(pt) Village Marol and CTS no. 1(pt) Village Bapnala, Near Hotel Ambassador, Marol, Andheri (East) Mumbai – 400099 by Karmvir Intelligent Infra Pvt. Ltd.								
3.	Project category	8 (a) B2 Category								
4.	Type of Institution	Private								
5.	Project Proponent	<table><tr><td>Name</td><td>Karmvir Intelligent Infra Pvt. Ltd. Mr. Samiran Adhicary</td></tr><tr><td>Regd. Office address</td><td>Shubh Mangal, CTS No. 5019/A, 2nd floor, Opp Durga Nursing Home, CST Road, Kalina, Santacruz East, Mumbai 400 090</td></tr><tr><td>Contact number</td><td>+91 9960867670</td></tr><tr><td>Email ID</td><td>Samiran.adhicary@hazoormultiproject.com</td></tr></table>	Name	Karmvir Intelligent Infra Pvt. Ltd. Mr. Samiran Adhicary	Regd. Office address	Shubh Mangal, CTS No. 5019/A, 2nd floor, Opp Durga Nursing Home, CST Road, Kalina, Santacruz East, Mumbai 400 090	Contact number	+91 9960867670	Email ID	Samiran.adhicary@hazoormultiproject.com
Name	Karmvir Intelligent Infra Pvt. Ltd. Mr. Samiran Adhicary									
Regd. Office address	Shubh Mangal, CTS No. 5019/A, 2nd floor, Opp Durga Nursing Home, CST Road, Kalina, Santacruz East, Mumbai 400 090									
Contact number	+91 9960867670									
Email ID	Samiran.adhicary@hazoormultiproject.com									

6.	Consultant	Mahabal Enviro Engineers Pvt. Ltd.									
7.	Applied for	Environment Clearance									
8.	Location of the project	CTS no. 1405(pt) Village Marol and CTS no. 1(pt) Village Bapnala, Near Hotel Ambassador, Marol, Andheri (East) Mumbai – 400099.									
9.	Latitude and Longitude	Latitude 19°06'16.80"N Longitude 72°52'29.45"E									
10.	Plot area (m ²)	4,727.159 m ²									
11.	Deductions (m ²)	709.07 m ²									
12.	Net plot area (m ²)	4,018.09 m ²									
13.	Ground coverage (m ²) & %	2,124.06 m ² (52.8 % of total net plot area)									
14.	FSI area (m ²)	16,070.43 m ²									
15.	Non-FSI (m ²)	9,155.38 m ²									
16.	Proposed Built up area (FSI + Non FSI)	25,225.81 m ²									
17.	TBUA (m ²) approved by Planning Authority till date	As per MMRDA sanctioned plan no. TCP(P-2)/MIAL/CC-3.42/IV/333/2022 on 08.04.2022. For built-up area 16,070.43 m ²									
18.	Earlier EC details with Total Construction area, if any.	Amendment in Environment Clearance on 31.03.2020 for total Construction area 8,77,696.77 m ²									
19.	Construction completed as per earlier EC (FSI + Non FSI) (m ²)	NA									
20.	Buildings Configuration	<table border="1"> <thead> <tr> <th>Building Name</th><th>Number of floors</th><th>Height of the building (m)</th></tr> </thead> <tbody> <tr> <td>Hotel Building</td><td>3 Level Basement + Ground Floor + 1st Floor+ Service Floor+2nd Floor to 11th upper Floor</td><td>43.40</td></tr> <tr> <td>Commercial Building</td><td>3 Level Basement + Ground Floor +1st to 3rd & 4th (pt) Upper Floor</td><td>18.60</td></tr> </tbody> </table>	Building Name	Number of floors	Height of the building (m)	Hotel Building	3 Level Basement + Ground Floor + 1 st Floor+ Service Floor+2 nd Floor to 11 th upper Floor	43.40	Commercial Building	3 Level Basement + Ground Floor +1 st to 3 rd & 4 th (pt) Upper Floor	18.60
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Commercial Building	3 Level Basement + Ground Floor +1 st to 3 rd & 4 th (pt) Upper Floor	18.60									
21.	No. of Tenement & Shop	Hotel Building - 262 Rooms Commercial Building - 7 no. of Offices									
22.	Total Population	Total Population: 2,957 nos. (Hotel building – 2,054 nos., Commercial building - 903 nos.)									

23.	Total Water requirement	Sr.	Description	Total	Unit
		1.	Total Water Requirement	241	m ³ /day
		2.	Freshwater requirement	187	m ³ /day
		3.	Recycled water (Flushing)	55	m ³ /day
		4.	Recycled water (Gardening)	5	m ³ /day
		5.	Wastewater generation	204	m ³ /day
24.	Under Ground Tank (UGT) location	Description	Domestic Tank capacity (m³)	Flushing Tank capacity (m³)	Fire Tank capacity (m³)
		Commercial	42	38	200
		Hotel	332	81	200
		Total	374	119	400
		UGT is located in the basement Domestic tank at 1 st Level of basement Flushing tank at 2 nd Level of basement Fire tank at 1 st Level of basement			
25.	Source of water	Municipal Corporation of Greater Mumbai (MCGM)			
26.	STP Capacity & Technology	220 KLD.			
27.	STP Location	STP Location: 1 st basement			
28.	Sewage Generation CMD & % of sewage discharge in sewer line	Sr.	Description	Total	Unit
		1.	Total sewage generated	185	m ³ /day
29.	Solid Waste Management during Construction Phase	50 kg/day			
30.	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Sr.	Details	Total	Unit
		1.	Total Solid waste generation	591	kg/day
		2.	Non-Bio-degradable waste	236	kg/day
		3.	Biodegradable waste	355	kg/day
31.	R.G. Area in m ²	OWC of 360 Kg/day MCGM responsible for the collection, sorting, storage, & disposal of solid waste and Mumbai International Airport Ltd. (MIAL) facilitate the same.			
		RG required: 472.71 Sq.Mtrs. (10% of plot area)			
		RG provided on ground: 710.24 m ²			
		No. of proposed trees: 50 nos. No. of existing trees: 4 nos. Total trees: 54 nos.			

32.	Power requirement	Description		Total Power	Unit
		During construction phase		100	kVA
		During operation phase for			
		I) Max. demand load		2,687	kW
		II) Connected load		4,604	kW
33.	Energy Efficiency	a) Overall energy saving: 20 % b) Saving from solar: 5 %			
34.	DG Set Capacity	2 No. X 625 kVA; 1 No. X 400 kVA			
35.	No. of 4 W & 2W Parking with 25% EV	Sr.	Details	Total	Unit
		1.	2-Wheeler	20	No.
		2.	4-Wheeler	249 no. of cars+4 no. of transport vehicles	No.
			Total parking area	3,112.50	m ²
36.	No. & capacity of Rain water harvesting tanks /Pits	1 no. of RWH tank of 105 m ³ capacity.			
37.	Project cost in (Cr.)	Rs.346 Crore			
38.	EMP Cost EMP costing during construction phase				
	Parameter	Description & Criteria		Estimation	Cost (Rs. In Lakh)
	Air Environment	During the construction phase, water has been required for sprinkling for suppression of dust and for construction purposes.		1 Water tanker/ day for 10 months	6
	Socio-Economic Environment	Site sanitation, Toilets, safe drinking water		Total 5 no. of toilets for ladies & gents workers	7.44
		Disinfection at site		Cleaning and maintaining the site	3.20
		Health check-ups for workers, first aid kit		PPE and Safety equipment's	10.90
		Safety net			3.80
	Environment management	For Air, Noise, Water analysis		Monitoring of Air, Noise, Soil and water through MoEF Approved lab	
		Site fencing & noise barrier			8.00
		Storm water management			12.0
		Vehicle maintenance, washing area, tyre cleaning			1.20

Training and awareness		Safety personal protective equipment & Training programs	PPE and Safety equipment's	2.25
Total				56.79
EMP costing during operation phase				
Component	Description	Criteria	Capital cost (Rs. in Lakh)	O & M Cost (Rs. Lakh /annum)
Sewage Treatment Plant	1 no. of STP having capacity 220 m ³ /day	MBBR STP technology, installation, maintenance & handling	51	12
Rain Water Harvesting	Total RWH tank capacity 105 m ³	Construction & Maintenance	12	0.60
Solid Waste Management	Cost for Treatment of biodegradable garbage in OWC (1 no. of capacity 360 kg/day)	OWC installation, Maintenance & handling of Biodegradable garbage, segregation of waste	14	6
Environmental Monitoring	Monitoring and analysis of Air, Water, Noise, Soil.	Regular monitoring will be scheduled.	MoEF Approved Lab	2
Energy Conservation	Solar PV panels for electricity generation, LED etc.	Installation & Maintenance, battery backup	62	7.51
Laying of storm & Sever line up to final disposal point	Connected to the MIAL	Construction & Maintenance	16.0	2.04
Landscape development	Trees to be planted. Development & maintained of landscape area 709.7 m ²	Tree plantation & landscape area to be developed	8.0	2.40
Disaster Management Plan			227.92	14.03
Basement dewatering			4.00	0.75
Basement Ventilation			7.00	1.50
Total			401.92	48.82
39.	CER Details with Justification if any as per MoEF&CC	CER not applicable		

	circular dated 01/05/2018	
40.	Details of Court Cases/litigations w.r.t the project and project location, if any.	Not applicable

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 254th meeting held on 28th 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 as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to obtain following NOCs & remarks:
a) Water supply; b) Sewer connection; c) SWD NOC; d) Tree NOC.
3. PP to submit certified six-monthly compliance report of earlier EC from Regional Office, MOEF&CC, Nagpur.

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 – 16,070.43 m², Non FSI- 9,155.38 m², Total BUA- 25,225.81 m². (Plan approval No.TCP(P-2)/MIAL/CC-3.42/IU/333/2022, Dated : 08.04.2022)

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.

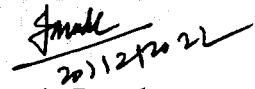
5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.

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 Suburban.
6. Commissioner, Municipal Corporation of Greater Mumbai
7. Regional Officer, Maharashtra Pollution Control Board, Mumbai.