



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

To,

The -1

BELLISSIMO IN CITY FC MUMBAI 1 PRIVATE LIMITED
176-412, 4th floor, 17G, Vardhaman Chamber, Cawasji Patel Road,
Horniman Circle, fort Mumbai, 400001 -400001

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/INFRA2/422830/2023 dated 25 Mar 2023. The particulars of the
environmental clearance granted to the project are as below.

1. EC Identification No.	EC23B038MH170310
2. File No.	SIA/MH/INFRA2/422830/2023
3. Project Type	New
4. Category	B
5. Project/Activity including Schedule No.	8(a) Building and Construction projects
6. Name of Project	Proposed commercial complex on plot bearing CTS no. 110A, 110B, 110C at Kamini, Kurla (W), Mumbai
7. Name of Company/Organization	BELLISSIMO IN CITY FC MUMBAI 1 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: 08/08/2023

(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/INFRA2/422830/2023
Environment & Climate Change
Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Bellissimo In City FC Mumbai 1 Pvt Ltd.,
CTS no. 110A, 110B, 110C at Kamini,
Kurla (W), Mumbai

Subject : Environment Clearance for Proposed commercial complex on plot bearing
CTS no. 110A, 110B, 110C at Kamini, Kurla (W), Mumbai by M/s. Bellissimo
In City FC Mumbai 1 Pvt Ltd

Reference : Application no. SIA/MH/INFRA2/422830/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 202nd meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 261st (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 09.06.2023.

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

Sr. No.	Description	Details	
1	Proposal Number	SIA/MH/INFRA2/422830/2023	
2	Name of Project	Expansion of Proposed Commercial Complex located at Plot bearing CTS no. 110A, 110B, 110C at Kamani, Kurla (W), Mumbai	
3	Project category	8(b) Township and Area Development	
4	Type of Institution	Private	
5	Project Proponent	Name	M/s. Bellissimo in City FC Mumbai 1 Private Limited & CA to owner M/s. PRL Agastya Pvt. Ltd.
		Regd. Office address	176 - 412, 4th floor, 17G, Vardhaman Chamber, Cawasji Patel Road, Horniman Circle, Fort
		Contact number	9769872565
		e-mail	rupesh.kadam2@lodhagroup.com
6	Consultant	Enviro Policy Research India Pvt. Ltd. Certificate No – NABET/EIA/2124/IA0076 (Validity - 26.04.2024) Name :- Mr. Avick Sil Contact Details – 9833825875, avick1114@gmail.com , avick@eprindia.com	
7	Applied for	Expansion	
8	Location of the project	Expansion of Proposed Commercial Complex located at Plot bearing CTS no. 110A, 110B, 110C at Kamani, Kurla (W), Mumbai	
9	Latitude and Longitude	19° 5'13.50"N 72°53'6.19"E	
10	Plot Area (sq.m.)	65,780.90	

11	Deductions (sq.m.)	8,735.30					
12	Net Plot area (sq.m.)	57,045.60					
13	Ground coverage (m ²) & %	31,718.22 sq.m. (55.60%)					
14	FSI Area (sq.m.)	1,11,907.86					
15	Non-FSI (sq.m.)	61,649.83					
16	Proposed built-up area (FSI + Non FSI) (sq.m.)	1,73,557.69					
17	TBUA (m ²) approved by Planning Authority till date	Under Process					
18	Earlier EC details with Total Construction area, if any.	File No - SEIAA-2015/CR-250/TC-3 dated 5th November, 2015 Total construction area - 1,39,744.12 Sq.m					
19	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)	1,28,581.34 Sq.m					
20	Previous EC / Existing Building			Proposed Configuration			Reason for Modification / Change
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
	Wing A	Basement + Ground + Upper 6 Floors	23.8 m	Wing A	Basement (2 levels) + Ground + Upper 6 Floors	23.8 m	OC obtained (As per previous EC)
	Wing B	Basement + Ground + 2 Upper Floors	10.95 m	Wing B	Basement (2 levels) + Ground + 2 Upper Floors	10.95 m	OC obtained (As per previous EC)
	Wing C	Basement + Ground + 3 Floors	13.007 m	Wing C	Basement (2 levels) + Ground + 2 Upper Floors	12.8 m	Part Basement completed
				Wing 1	Ground	7.21 m	Proposed No construction started
				Wing 2	Ground + 1 Upper floor	9.22 m	Proposed No construction started
				Wing 3	1 Basement + Ground + 2 Upper floors	13.11 m	Proposed No construction started
				Wing 4	1 Basement + Ground + 2 Upper floors	14 m	Proposed No construction started
				Wing D	Basement (2 levels) + Ground + 2 Upper Floors	11.85 m	Proposed No construction started
21	No. of Tenements & Shops	78 nos.					
22	Total Population	7618 nos.					
23	Total Water Requirements CMD	408.2 KLD					
24	Under Ground Tank (UGT) location	Basement and Ground					

25	Source of water	MCGM		
26	STP Capacity & Technology	Total – 300 KLD		
27	STP Location	Basement and Ground		
28	Sewage Generation CMD & % of sewage discharge in sewer line	290.6 KLD 3.6 %		
29	Solid Waste Management during Construction Phase	Type	Quantity (Kg/d)	Treatment / disposal
		Dry waste	131.4 Kg/Day	Handover to authorized recyclers
		Wet waste	87.6 Kg/Day	OWC
		Construction waste	-	-
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)	Treatment / disposal
		Dry waste	1143 Kg/Day	Handover to authorized recyclers
		Wet waste	716 Kg/Day	OWC
		E-Waste	18.6 Kg/Day	-
		STP Sludge (dry)	8.7 Kg/Day	Shall be used as Manure
31	R.G. Area in sq.m.	RG required – 17135.58 Sq.m		
		Total RG Proposed – 17207.47 Sq.m		
		Number of Trees on plot: 31 nos.		
		Number of trees planted: 536 nos.		
		Number of Trees on Plot (total): 567 nos.		
32	Power requirement	During Operation Phase:		
		Details		
		Connected load (kW)	3371.13 KW	
	Demand load (kW)	1862.89 KW		
33	Energy Efficiency	a) Energy savings (Conventional) (%): 23 % b) Solar energy (%): 5 %		
34	D.G. set capacity	1250 KVA and 750 KVA		
35	No. of 4-W & 2-W Parking with 25% EV	4-wheeler Provided – 1400 nos. 2-wheeler Provided – 66 nos. Transport vehicles – 6 nos. EV Charging: 43 nos. of parking		
36	No. & capacity of Rain water harvesting tanks /Pits	1100 cum (Total)		
37	Project Cost in (Cr.)	Total project cost is 571 Cr, out of which expansion cost works out to be 71 Cr.		
38	EMP Cost	Construction Phase – 69 Lakhs Operation Phase – 581.75 Lakhs (56.3 Lakhs – O/M)		
39	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	Not applicable (as per MoEF&CC OM F. NO. 22-65/2017-IA.III dt. 30.09.2020)		
40	Details of Court Cases/litigations	NA		

	w.r.t the project and project location, if any.	
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The comparative statement showing details of project as per earlier EC and proposed project details is as follows:

Description	As per Previous EC File No. SEIAA-2015/CR-250/TC-3 dated 5.11.2015	After Proposed Expansion	Remark
Plot Area (m ²)	35,890.73	65,780.9	Increased by 29,890.17 Change due to DP Reservation
Total FSI Area (m ²)	78,822.42	1,11,907.86	Increased by 33,085.44
Non FSI Area (Sq.m)	60,921.70	61,649.83	Increased by 728.13
Total Construction Area (Sq.m)	1,39,744.12	1,73,557.69	Increased by 33,813.57
Building Configuration	Wing A: Basement + Ground + Upper 6 Floors Wing B: Basement + Ground + 2 Upper Floors Wing C: Basement + Ground + 3 Floors	Wing A: Basement (2 levels) + Ground + Upper 6 Floor Wing B: Basement (2 levels) + Ground + 2 Upper Floors Wing C: Basement (2 levels) + Ground + 2 Upper Floors Wing 1: Ground Wing 2: Ground + 1 Upper floor Wing 3: 1 Basement + Ground + 2 Upper floors Wing 4: 1 Basement + Ground + 2 Upper floors Wing D: Basement (2 levels) + Ground + 2 Upper Floors	OC obtained (As per previous EC) OC obtained (As per previous EC) Part Basement completed Proposed No construction started Proposed No construction started Proposed No construction started Proposed No construction started Proposed No construction started
Project Cost	500 Cr	571 Cr	Total project cost is 571 Cr, out of which expansion cost works out to be 71 Cr.
Population	Not mentioned in EC	7618 nos.	-
Parking details	4W - 1127 nos.	4W - 1400 nos. Transport vehicles – 6 nos. 2W – 66 nos.	4W increased by 273 nos.
RG area	7635.20 Sq.m	17207.47 Sq.m	Revised as per Plot

Description	As per Previous EC File No. SEIAA- 2015/CR-250/TC-3 dated 5.11.2015	After Proposed Expansion	Remark
			area and DCPR
Total water requirement	426 KLD	408.2 KLD	Decreased by 17.8 KLD
Total sewage generation	321 KLD	290.6 KLD	Decreased by 30.4 KLD
STP Capacity	350 KLD (Total)	300 KLD (Total)	STP Capacity decreased by 50 KLD
STP Location	Not mentioned in EC	Basement and Ground	-
Total quantity of waste (wet + Dry)	2,364.6 Kg/Day	1859 Kg/Day	Decreased by 505.6 Kg/Day
Treatment technology	OWC	OWC	No Change

3. The proposal has been considered by SEIAA in its 260th (Day-1) 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 planning:
a)SWD remarks/NOC; b) Tree NOC; c) CFO NOC for wing D for proposed height.
3. PP to submit architect certificate with explanation regarding increase in no. of basements in wing A & B with respect to earlier EC; PP to submit undertaking that they have not violated any conditions of earlier EC as well as any provision of EIA Notification,2006 & amended thereafter time to time.
4. PP to obtain certified compliance report of earlier EC from Regional Office, MOEF&CC, Nagpur.
5. PP to get transferred earlier EC dated: 15.11.2015 in their name from SEIAA; PP to obtain all the NOCs in their name.
6. PP to relocate all services like STP proposed for C wing as well as parking from RG area; PP to provide adequate RG area & submit architect certificate mentioning that % of RG provided on mother earth & paved is as per DCPR norms.
7. PP to increase STP capacity 10% more than actual sewage generation; PP to submit revise layout of STP with area provided ,40% open to sky area & tank size details.
8. PP to submit audit report of existing STP/OWC; PP to submit design details of proposed & existing STPs.
9. PP to convert minimum 5% of total RG area in to Miyawaki plantation & include the cost of same in EMP; PP to revise tree list including trees to be planted in Miyawaki planation.
10. PP to maintain 1.5 Mtr. distance between DG set & Substation.
11. PP to provide separate OWC for Wing 1 to 4 & wing D & submit revise location & layout of OWC.
12. PP to submit building wise water balance chart & ensure that discharge of treated water

is reduced up to 35%; PP to submit undertaking from concerned authority/agency/third party regarding use of excess treated water.

B. SEIAA Conditions-

1. PP has provided mandatory RG of 17787.62 m² on ground. Local planning authority to ensure the compliance of the same.
2. This EC is restricted up to 13.007 m only as per Civil Aviation NOC.
3. 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.
4. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
5. 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.
6. SEIAA after deliberation decided to grant EC for – FSI-1,11,907.86 m², Non FSI-61,649.83 m², Total BUA- 1,73,557.69 m². (Plan approval No- CHE/EC/1906/L/337 (new)337/8/Amend, dated-06.06.2023) (Restricted as per appraisal)

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

