



File No: SIA/MH/INFRA2/504711/2024

Government of India

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



Date 16/04/2025



To,

Rohan Kedia
GODREJ RESIDENCY PRIVATE LIMITED
5th Floor, Godrej One, Pirojshanagar, Eastern Express highway, Vikhroli East, Mumbai, Mumbai
Suburban, Maharashtra, 400079, MUMBAI SUBURBAN, MAHARASHTRA, 400079
gplonemahalaxmi@godrejproperties.com

Subject: Grant of prior Environmental Clearance (EC) to the proposed project under the provision of the EIA Notification 2006 -regarding.

Sir/Madam,

This is in reference to your application submitted to SEIAA vide proposal number SIA/MH/INFRA2/504711/2024 dated 07/11/2024 for grant of prior Environmental Clearance (EC) to the proposed project under the provision of the EIA Notification 2006 and as amended thereof.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC24B3813MH5831918N
(ii) File No.	SIA/MH/INFRA2/504711/2024
(iii) Clearance Type	Fresh EC
(iv) Category	B1
(v) Project/Activity Included Schedule No.	8(b) Townships/ Area Development Projects / Rehabilitation Centres
(vii) Name of Project	Proposed amendment/Expansion in EC for Redevelopment project on Plot bearing C.S. No. 1906 of Byculla Division, Situated at M.A. Road, E-Ward, Mumbai by M/s. Godrej Residency Pvt. Ltd. (Previous EC issued in the name of M/s. Neelkamal Realtors Towers PVT LTD)
(viii) Name of Company/Organization	GODREJ RESIDENCY PRIVATE LIMITED
(ix) Location of Project (District, State)	MUMBAI, MAHARASHTRA
(x) Issuing Authority	SEIAA
(xi) Applicability of General Conditions as per EIA Notification, 2006	No

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A, B and C)/ EIA & EMP Reports were submitted to the SEIAA for an appraisal by the SEIAA under the provision of EIA notification 2006 and its subsequent amendments.
4. The above-mentioned proposal has been considered by SEIAA in the meeting held on . The minutes of the meeting and all the project documents are available on PARIVESH portal which can be accessed from the PARIVESH portal by scanning the QR Code above or through the following web link [click here](#).
5. The brief about configuration of products and byproducts as submitted by the Project Proponent in orm-1 (Part A, B and C)/ EIA & EMP Reports / presented during SEIAA are annexed to this EC as Annexure (1).
6. The SEIAA, in its meeting held on , based on information submitted viz: Form 1 (Part A, B and C), EIA/EMP report etc & clarifications provided by the project proponent and after detailed deliberations on all technical aspects and public hearing issues and compliance thereto furnished by the Project Proponent, recommended the proposal for grant of Environment Clearance under the provision of EIA Notification, 2006 and as amended thereof subject to compliance of Specific and Standard EC conditions as given in this letter.
7. The SEIAA has examined the proposal in accordance with the provisions contained in the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and based on the recommendations of the State Environment Impact Assessment Authority(SEIAA) Appraisal Committee hereby accords Environment Clearance to the instant proposal of M/s. Rohan Kedia under the provisions of EIA Notification, 2006 and as amended thereof subject to compliance of the Specific and Standard EC conditions as given in Annexure (1)
8. The Ministry reserves the right to stipulate additional conditions, if found necessary.
9. The Environmental Clearance to the aforementioned project is under provisions of EIA Notification, 2006. It does not tantamount to approvals/consent/permissions etc. required to be obtained under any other Act/Rule/regulation. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes, as applicable, to the project.
10. The Project Proponent is under obligation to implement commitments made in the Environment Management Plan, which forms part of this EC.
11. General Instructions:
12. (a) The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEF&CC/SEIAA website where it is displayed.
(b) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
(c) The project proponent shall have a well laid down environmental policy duly approved by the Board of Directors (in case of Company) or competent authority, duly prescribing standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions.
(d) Action plan for implementing EMP and environmental conditions along with responsibility matrix of the project proponent (during construction phase) and authorized entity mandated with compliance of conditions (during perational phase) shall be prepared. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Six monthly progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six-Monthly Compliance Report.
(e) Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
(f) The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
(g) Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
13. This issues with the approval of the Competent Authority

Annexure 1

Specific EC Conditions for (Townships/ Area Development Projects / Rehabilitation Centres)

1. Specific Condition

S. No	EC Conditions																																		
1.1	<p><u>During discussion following points emerged:</u></p> <p>The following conditions are in addition to the conditions stipulated in the earlier EC</p> <p>Conditions:</p> <table> <tr> <th>Sr. No.</th><th>Conditions</th></tr> <tr> <td></td><td>PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area as per prevailing Hon'ble Supreme Court Order</td></tr> <tr> <td></td><td>PP to submit an undertaking signed by PP, Consultant and architect certifying that they have not violated any requirement of EIA notification 2006, amended from time to time.</td></tr> <tr> <td></td><td>PP to obtain NOC for (i) CFO NOC for Rehab + MHADA Building (ii) Power Supply NOC and revised NOC for (i) HE Remarks/ Water Supply NOC (ii) Sewer Connection NOC (iii) SWD NOC. The local planning authority shall not issue occupation certificate unless all NOCs are in place.</td></tr> <tr> <td></td><td>PP to complete the Green Belt development as mentioned in the earlier EC within two months and submit compliance to SEIAA.</td></tr> <tr> <td></td><td>PP to submit revised section drawing of Sale Tower 1 – underground water storage tank as per plan approved by the competent authority.</td></tr> <tr> <td></td><td>PP to ensure that no cloth washing to be carried out in the proposed project (Dhobighat).</td></tr> <tr> <td></td><td>PP to provide minimum 40% open to sky area for STP and submit revised plan.</td></tr> <tr> <td></td><td>PP to ensure to discharge maximum 35% treated sewage in the municipal sewer and submit revised water balance calculation.</td></tr> <tr> <td></td><td>PP to submit RG area plan showing dimensions.</td></tr> <tr> <td></td><td>PP to relocate the proposed tree plantation along the SWD and submit revised plans.</td></tr> <tr> <td></td><td>PP to provide on line air quality monitoring system along with provision of legible display board (Digital) of air quality status on 24x7 basis and include cost in EMP.</td></tr> <tr> <td></td><td>PP to use treated sewage water of other occupied societies/buildings in the vicinity of the proposed site during construction phase by ensuring the quality of water to prevent/avoid any health and legal issues.</td></tr> <tr> <td></td><td>PP to complete tree plantation within the site during construction phase.</td></tr> <tr> <td></td><td>PP to carry out ambient air monitoring on the site during construction phase. PP to include foggers as one of the dust mitigation measures and include its cost in EMP.</td></tr> <tr> <td></td><td>PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.</td></tr> <tr> <td></td><td>PP to ensure compliance with the Bio-Medical Waste Management Rule 2016 amended from time to time</td></tr> </table>	Sr. No.	Conditions		PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area as per prevailing Hon'ble Supreme Court Order		PP to submit an undertaking signed by PP, Consultant and architect certifying that they have not violated any requirement of EIA notification 2006, amended from time to time.		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Annexure 2

Details of the Project

S. No.	Particulars	Details	
a.	Details of the Project	Proposed amendment/Expansion in EC for Redevelopment project on Plot bearing C.S. No. 1906 of Byculla Division, Situated at M.A. Road, E-Ward, Mumbai by M/s. Godrej Residency Pvt. Ltd. (Previous EC issued in the name of M/s. Neelkamal Realtors Towers PVT LTD)	
b.	Latitude and Longitude of the project site	18.97713945323432,72.82534049525874 18.97854758505324,72.8271895954941	
c.	Land Requirement (in Ha) of the project or activity	Nature of Land involved	Area in Ha
		Non-Forest Land (A)	1.9434
		Forest Land (B)	0
		Total Land (A+B)	1.9434
d.	Date of Public Consultation	Public consultation for the project was held on	
e.	Rehabilitation and Resettlement (R&R) involvement	NO	
f.	Project Cost (in lacs)	211100	
g.	EMP Cost (in lacs)	363	
h.	Employment Details		

Details of Products & By-products

Name of the product /By-product	Product / By-product	Existing	Proposed	Total	Unit	Mode of Transport / Transmission
FSI Area	Product	81727.91	20501.81	102229.72	Sq.m.	NA
Non-FSI Area	Product	206869.73	-24419.61	182450.12	sq.m.	NA
Total Construction Area	Product	288597.64	-3917.81	284679.83	sq.m.	NA

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/504711/2024
Environment & Climate Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To,
M/s. Godrej Properties Ltd.
Regd. Office: Godrej One,
5th floor, Pirojshanagar,
Eastern Express Highway,
Vikhroli (E), Mumbai – 400 079

Subject : Environmental Clearance for Proposed amendment/Expansion in EC for Redevelopment project on Plot bearing C.S. No. 1906 of Byculla Division, Situated at M.A. Road, E-Ward, Mumbai by M/s. Godrej Residency Pvt. Ltd.

Reference : Application no. SIA/MH/INFRA2/504711/2024.

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-II in its 234th meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 288th (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 12th March, 2025.

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

1	Proposal Number	SIA/MH/INFRA2/504711/2024	
2	Name of Project	Proposed amendment/Expansion in EC for Redevelopment project on Plot bearing C.S. No. 1906 of Byculla Division, Situated at M.A. Road, E-Ward, Mumbai by M/s. Godrej Residency Pvt. Ltd. (Previous EC issued in the name of M/s. Neelkamal Realtors Towers PVT LTD)	
3	Project category	8(b) B1	
4	Type of Institution	Private	
5	Project Proponent	Name	M/s. Godrej Residency Private Limited (Previous EC issued in the name of M/s. Neelkamal Realtors Towers PVT LTD)
		Regd. Office address	Godrej Properties Ltd. Regd. Office: Godrej One, 5th floor, Pirojshanagar, Eastern Express Highway, Vikhroli (E), Mumbai – 400 079, India
		Contact number	+91-22-61698500
		e-mail	gplonemahalaxmi@godrejproperties.com

6	Consultant	Name: M/s. Enviro Analysts & Engineers Pvt. Ltd. NABET Accreditation No: NABET/EIA/2124/SA0193 Validity: 18.06.2024, extended up to 15/12/2024					
7	Applied for	Expansion					
8	Location of the project	Plot bearing C.S. No. 1906 of Byculla Division, Situated at M.A. Road, E-Ward, Mumbai					
9	Latitude and Longitude	Latitude: 18°58'40.54"N Longitude: 72°49'35.25"E					
10	Plot Area (Sq.m.)	19,434.10 sq.m.					
11	Deductions (Sq.m.)	828.46 sq.m.					
12	Net Plot area (Sq.m.)	18,605.64 sq.m.					
13	Ground coverage (m ²) & %	15609.80 sq.m., 83.90%					
14	FSI Area (Sq.m.)	1,02,229.72 sq.m.					
15	Non-FSI (Sq.m.)	1,82,450.12 sq.m.					
16	Proposed built-up area (FSI + Non FSI) (Sq.m.)	2,84,679.84 sq.m.					
17	TBUA (m ²) approved by Planning Authority till date	2,84,679.84 sq.m.					
18	Earlier EC details with Total Construction area, if any.	EC vide SEIAA-2017/CR-51/ESST. dated 11th September 2017 for Total Construction Area of 2,88,597.64 sq.m.					
19	Construction completed as per earlier EC (FSI + Non FSI) (Sq.m.)	81,002.74 sq.m.					
20	Existing Building			Proposed Configuration			Reason for Modification / Change
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
	Sale Building no. 1	3B + G + 7P + 60Fl + 5 serv floor + 4 fire Floor	304.80	Tower A	1st to 3rd basement+ ground flr.+ 1st to 6th podium flr. +7th amenity flr. + 8th service flr.+ 9th to 68th upper ressi. flr.	251.30	Reduction in no. of floors
	Sale Buildi	3B + G + 7P + 38Fl	204.60	Tower B	1st to 3rd basements+	197.30	Change in Planning

	ng no. 2	+ 3 serv floor + 2fire Floor			ground flr.+ 1st to 6th podium flr. +7th amenity flr. + 8th service flr.+ 9th to 53rd upper ressi. flr (Rehab NR, Dhobighat and other NR units now proposed in sale building- 3 Level Basement for Rehab Parking +Rehab NR units are proposed on Ground floor (part) and partly for other (sale) NR + 1st Podium Partly for Dhobhighat + 2nd to 4th (pt) Podiums for other (sale) NR units).		
				Fitness Center/ Club House	Level 1 and Level 2 proposed on 7th Podium (top) floor.		Newly Proposed
	PPL Parkin g (MCG M Parkin g)	3B + Gr. + 4P		PPL Parking (MCGM Parking)	3 B (part) + Gr (Stilt) part + 1st to 4th (part) podium		Remains Same
	Rehab Buildi ng 1	Gr. + 22 Floors	69.8 5	Rehab Building 1	Gr. + 22 Floors	69.85	No Change
	Rehab + MHA DA	3B + G + 12 Floors	51.5 0	MHADA Building	St. + 19 th upper floor	61.60	Separate MHADA building is now proposed with revised planning. The

							rehab tenements from this building are now proposed in sale building
				Community Hall	Gr. + 1	7.40	Newly Proposed
2 1	No. of Tenements & Shops			Residential: 701 nos. Commercial: 40 nos. (includes Rehab NR, Sale NR, Dhobighat) Community Hall- 01 nos. Fitness Centre: 01 nos.			
2 2	Total Population			5668 nos. (Residential: 4150 nos., Commercial: 1103 nos.; Miscellaneous: 415 nos.)			
2 3	Total Water Requirements CMD			631 KLD			
2 4	Under Ground Tank (UGT) location			Basement			
2 5	Source of water			Brihanmumbai Municipal Corporation			
2 6	STP Capacity & Technology			Total 545 KLD, MBBR Technology			
2 7	STP Location			Basement			
2 8	Sewage Generation CMD & % of sewage discharge in the sewer line			544 KLD, 35% to be discharged in sewer line			
2 9	Solid Waste Management during Construction Phase			Type	Quantity (Kg/d)		Treatment / disposal
				Dry waste	20 kg/day		Will be handed over to a recycler
				Wet waste	30 kg/day		Handed over to municipal waste collector
				Constructi on Waste	Top Soil	1500 cu.m.	Will be Used for landscaping
					Demoliti on and Excavati	126535 cu m	The project is partially completed. The debris of the construed

			on Debris quantity		building is already disposed off. Now it is estimated that the excavation quantity of remaining building to be disposed of is approximately 35150 cum. SWM NOC for 5000 cum is currently obtained.
			Empty cement bags	122210 nos.	To be handed over to local recyclers
			Steel	20 MT	To be handed over to local recyclers
			Aggregates	85 MT	To be used as a layer for internal roads and building boundary wall.
			Broken Tiles	5095 sq.m.	Waste tiles to be used as china mosaic for terraces.
			Empty Paint Cans (20 litre/ can)	3055 Nos.	To be handed over to recycler
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)		Treatment / disposal
		Dry waste	874 kg/day		Will be handed over to a recycler
		Wet waste	1104 kg/day		Composting by OWC-manure produced will be used at a site for landscaping,
		E-Waste	2626 kg/year		Will be collected and sent to MPCB authorized recyclers.
		STP Sludge (dry)	27 kg/day		Dry sewage sludge will be used as manure for gardening.

3 1	R.G. Area in sq.m.	RG required –1860.56 sq.m
		RG provided on Ground- 2119.40 sq.m. (1404.07 sq.m. on Mother earth and 715.33 sq.m. paved)
		Additional R.G. on Podium: - sq.m.
		Total – 2119.40 sq.m
		Existing trees on the plot: - 22 nos.
		Number of trees to be cut: 15 nos.
		Number of trees to be transplanted: 07 nos.
		Number of trees to be retained: -- nos.
		Number of trees to be planted: a) In R.G. area and around plot boundary: 130 nos. b) In Miyawaki Plantation (70 sq.m.): 210 trees + 70 shrubs
		Total no. of trees after development: 346 trees and 70 shrubs
3 2	Power requirement	During Operation Phase:
		Details
		Connected load (kW) 27682 KW
		Demand load (kW) 9251 KW
3 3	Energy Efficiency	a) Total Energy saving (%): 20% b) Solar energy (%): 5.11%
3 4	D.G. set capacity	1 X 1500 kVA, 1 X 1250 kVA, 1 X 625 kVA, 1 X 750 kVA & 1 X 350 kVA
3 5	No. of 4-W & 2-W Parking with 25% EV	4W Proposed: 1449 nos., 25% parking will be equipped with electric vehicle charging points 2 W Proposed: 362 nos., 25% parking will be equipped with electric vehicle charging points MCGM Parking: 772 nos.
3 6	No. & capacity of Rain water harvesting tanks /Pits	450 cu.m.
3 7	Project Cost in (Cr.)	Rs. 2111 Cr.
3 8	EMP Cost	a) Construction Phase: 1. Capital Cost: Rs. 68.7 Lakhs 2. O & M Cost: Rs. 56.1 Lakhs b) Operation Phase: 1. Capital Cost: Rs. 1378.79 Lakhs (Including DMP) 2. O & M Cost: Rs. 107.88 Lakhs (Including DMP)
3 9	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	It will be as per the OM dated 30th September 2020.

40	Details of Court Cases/litigations w.r.t the project and project location, if any.	NA
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The comparative statement of earlier EC and proposed expansion as submitted by PP is as below,

S. No	Description	As per EC received dated 11/09/2017		Proposed Amendment/Expansion		Remarks	
1.	Plot Area (sq.m.)	19,434.10 sq.m.		19,434.10 sq.m.		Remains same	
2.	Deductions (sq.m.)	-		828.46 sq.m.		Deduction for Road Set-back area	
3.	Net Plot Area (sq.m.)	19,434.10 sq.m.		18,605.64 sq.m.		Decrease in net plot area	
4.	FSI Area (sq.m.)	81,727.91 sq.m.		1,02,229.72 sq.m.		Increase in FSI area as per revised planning and expansion	
5.	Non-FSI Area (sq.m.)	2,06,869.73 sq.m.		1,82,450.12 sq.m.		Decrease in Non-FSI area as per planning	
6.	Total Construction Area (sq.m.)	2,88,597.64 sq.m.		2,84,679.84 sq.m.		Decrease in Total Construction Area	
7.	Building configurations with heights	As per EC dated 11/09/2017		As per proposed Amendment/Expansion			
		Building	Configuration	Height (m)	Building	Configuration	Height (m)
		Sale Building no. 1	3B + G + 7P + 60Fl + 5 serv floor + 4 fire Floor	304.80	Sale Tower A	1st to 3rd basement+ ground flr. + 1st to 6th podium flr. + 7th amenity flr. + 8th service flr. + 9th to 68th upper ressi. flr	251.30
		Sale Building 2	3B + G + 7P + 38Fl + 3 serv floor + 2 fire Floor	204.60	Sale Tower B	1st to 3rd basements+ ground flr. + 1st to 6th podium flr. + 7th amenity flr. + 8th service flr. +	197.30
							Change in Planning, construction yet to be initiated

						9th to 53rd upper ressi. flr.		
					Fitness Center/ Club House	Level 1 and Level 2 proposed on 7th Podium (top) floor		Newly Proposed
		MCGM Parking	3B + Gr. + 4P		MCGM Parking	3 B (part) + Gr (Stilt) part + 1st to 4th (part) podium		Remains same
		Rehab Building 01	G. + 22 Floor	69.85	Rehab Building	Ground + 22nd upper floor	69.85	Remains same, building constructed
		Rehab + MHADA	3B + G + 12 Floors	51.10	MHAD A Building	St. + 19th upper floor	61.60	Separate MHAD A building is now proposed, construction yet to be initiated. Rehab NR and other units from this building are now proposed in Sale building
					Community Hall	Gr. + 1	7.40	Newly proposed, construction yet to be initiated

8	Tenements (nos.)	Residential: 735 nos. Shops: 29 nos.	Residential: 701 nos. Commercial: 40 nos. (includes Rehab NR, Sale NR, Dhobighat) Community Hall and Fitness Centre: 2 nos.	As per Planning
9	Population (Nos.)	4048 nos.	5668 nos.	Increase in Population, population is now calculated as per NBC standards
10	Total Water Requirement (KLD)	513 KLD	631 KLD	Increase in Water requirement due to increase in population
11	Waste Water Generation (KLD)	475 KLD,	544 KLD,	Increase in sewage generation due to increase in population
12	STP Capacity (KLD)	500 KLD	545 KLD	Increase in STP Capacity
13	Total Solid Waste Generation (kg/day)	1912 kg/day	1978 kg/day	Increase in Solid Waste generation
14	Parking (nos.)	4-Wheeler: 2214 nos. 2-Wheeler: 350 nos. MCGM Parking: 1143	4-Wheeler (Sale & Rehab): 1449 nos. 2- Wheeler (Sale & Rehab): 362 nos. MCGM Parking: 778 nos.	Meeting DCPR requirements
15	R. G. Area(m ²)	R.G. on ground: 1952 sq.m. R.G. on Podium: 3943 sq.m.	R.G. on ground: 2119.40 sq.m. R.G. on Mother Earth: 1404.07 sq.m., Paved R.G.: 715.33 sq.m.	Meeting the requirements
16	Rainwater Harvesting	245 cu.m.	450 cu.m.	Increase in Rain water harvesting capacity
17	Connected Load (kW)	15000	27682	As per Calculations
18	Demand Load (kW)	9500	9251	As per Calculations
19	D.G. sets	4 X 750 KVA, 2 X 630 KVA, 2 X 30 KVA, 1 X 80 KVA	MCGM Parking- 1X750 KVA MHADA- 1X 350 KVA Rehab: 1 X 625 KVA Sale tower A: 1 X 1500 KVA	As per requirements

			Sale Tower B: 1 X 1250 KVA	
20	Project Cost	Rs. 1200 Cr.	Rs. 2111 Cr.	Increase in project cost

Proposal is an expansion construction project. Project had obtained first EC vide Letter No. 21-757-IA.III dated 30.10.2007 and same was revalidated from authority. PP subsequently obtained Expansion EC vide letter No. SEIAA-2017/CR-51/ESST dated 11.09.2017 for total BUA of 2,88,597.64 m². Proposal has been considered by SEIAA in its 288th (Day-2) meeting held on 12th March, 2025. 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:

SEAC Conditions-

1. PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area as per prevailing Hon'ble Supreme Court Order
2. PP to submit an undertaking signed by PP, Consultant and architect certifying that they have not violated any requirement of EIA notification 2006, amended from time to time.
3. PP to obtain NOC for (i) CFO NOC for Rehab + MHADA Building (ii) Power Supply NOC and revised NOC for (i) HE Remarks/ Water Supply NOC (ii) Sewer Connection NOC (iii) SWD NOC. The local planning authority shall not issue occupation certificate unless all NOCs are in place.
4. PP to complete the Green Belt development as mentioned in the earlier EC within two months and submit compliance to SEIAA.
5. PP to submit revised section drawing of Sale Tower 1 – underground water storage tank as per plan approved by the competent authority.
6. PP to ensure that no cloth washing to be carried out in the proposed project (Dhobighat).
7. PP to provide minimum 40% open to sky area for STP and submit revised plan.
8. PP to ensure to discharge maximum 35% treated sewage in the municipal sewer and submit revised water balance calculation.
9. PP to submit RG area plan showing dimensions.
10. PP to relocate the proposed tree plantation along the SWD and submit revised plans.
11. PP to provide on line air quality monitoring system along with provision of legible display board (Digital) of air quality status on 24x7 basis and include cost in EMP.
12. PP to use treated sewage water of other occupied societies/buildings in the vicinity of the proposed site during construction phase by ensuring the quality of water to prevent/avoid any health and legal issues.
13. PP to complete tree plantation within the site during construction phase.

14. PP to carry out ambient air monitoring on the site during construction phase. PP to include foggers as one of the dust mitigation measures and include its cost in EMP.
15. PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.
16. PP to ensure compliance with the Bio-Medical Waste Management Rule 2016 amended from time to time.

SEIAA Conditions-

1. PP has provided mandatory RG area of 1404.07 m² on mother earth. Local planning authority to ensure the compliance of the same.
2. 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.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. 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.
5. SEIAA after deliberation decided to grant EC for FSI- 1,02,229.72 m², Non FSI- 1,82,450.12 m², Total BUA- 2,84,679.84 m². (Plan approval No- EB/2701/E/A/337/2/Amend dated 16.02.2024)

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 break-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.
3. 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.
 4. 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.
 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. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.
7. 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.
8. 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.



Vinita Vaid-Singal
(Member Secretary, SEIAA)

Copy to:

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

