Item no. 37

Proposal No.:- SIA/MH/INFRA2/574396/2026 **Type of Project: EC**

Subject- Environmental Clearance for Proposed Expansion of S. R. Scheme U/Reg. 33(10) and 33(11) Of DCPR 2034 on properties bearing CTS No. 161, 161/ 1 and 2 Of village Akurli, Taluka Borivali Western Express Highway at Kandivali (East), Mumbai 400 101 by M/s. Sethia Infrastructure Pvt. Ltd. (Corrigendum)

Project Details-

PP submitted the application for corrigendum in Environmental Clearance No. SIA/MH/INFRA2/557283/2025 dated 23.02.2026 for Expansion of S. R. Scheme U/Reg. 33(10) and 33(11) Of DCPR 2034 on properties bearing CTS No. 161, 161/ 1 and 2 Of village Akurli, Taluka Borivali Western Express Highway at Kandivali (East), Mumbai. PP submitted their proposal as per EIA Notification,2006, as amended from time to time.

The project proposal was discussed purely based on EIA notification 2006, OM issued by MOEF&CC, guidelines provided by the SEIAA, presentation made & documents submitted by the project proponent along with their environmental consultant, M/s. Enviro Analyst & Engineers Pvt. Ltd.

SEAC Deliberation –

During deliberations, PP submitted that; their proposal was appraised by the SEAC-2 and was recommended to the SEIAA for the grant of prior Environmental Clearance. Accordingly, the SEIAA considered the proposal in their 318th meeting and decided to grant the prior EC vide No. SIA/MH/INFRA2/557283/2025 dated 23.02.2026. The SEIAA stipulated following General Specific Condition which reads as below,

(*C-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 Environmental department before start of any construction work at the site.*

PP further submitted the MoEF&CC Notifications G.S.R. 703(E) and G.S.R. 702(E) dated 12.11.2024, exempting certain categories of industries from obtaining Consent to Establish (CTE) under Section 25 of the Water Act, 1974 and Section 21 of the Air Act, 1981. As per these notifications, projects requiring prior Environmental Clearance (EC) under the EIA Notification, 2006 (as amended) are exempted from obtaining separate CTE. Further, MoEF&CC issued an OM vide No. Q-15012/2/2022-CPW-Part (1)/e-240741 dated 14.01.2025 to streamline implementation, requiring comments from SPCB after payment of requisite fees. Accordingly, MPCB officials visited the site on 27.11.2025 and comments are submitted vide IMIS ID: MPCB-UNCONSENTED- 0000036906 for the project. The observation by the MPCB are , This is under construction residential building project under SRA scheme visited to check compliance. During visit it was noted earlier vide UAN 157123 obtained consent to establish on 23.03.2023 for total plot area 6946 sq.m and total construction BUA 39010 sq.m with project cost Rs. 115.5 cr and proposed domestic effluent generation 276 KLD. Further it was noted that vide no. SIA/MH/INFRA2/406557/2022 15.10.2025 for plot area 6946 sq.m and total construction BUA 29970 sq.m. During visit it was reported that PP has proposed to

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construct two towers one for rehab and another for sale. During visit construction work of rehab (up to 11 upper floors) as well as sale building (up to 26 upper floors) found under progress. During visit it was reported that till date they have completed construction upto 22004.98 sq.m. During visit it was reported that they have applied for expansion EC vide proposal no SIA/MH/INFRA2/557283/2025 for plot area 11001 sq.m and proposed construction BUA 83189.85 sq.m with project total project cost Rs. 222 cr. i.e. existing + expansion. During visit it was noted that PP has provided barricading to periphery. During visit documents regarding approvals obtain from SRA/BMC and other concern authorities are not available and site is complied.

PP further submitted that; the EC issued to their project is not having any mention of clearance given for consent to establish though mentioned in OM. Therefore, even EC has been issued, we are not in receipt of Consent to Establish (CTE) as a result the work on site could not be started. Further, so to say that, the planning authority/Local bodies are not issuing Commencement Certificate for want of valid CTE. Hence, requested corrigendum to replace the condition as below,

SEIAA Condition No.	Description as per EC dated 23.02.2026	Proposed Corrigendum for
General Condition	**C-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 Environmental department before start of any construction work at the site.	In view of notification issued by MoEFCC for integrating consent to establish in the EC application we paid the required consent to establish fees as per Demand Note raised by MPCB. After payment of the said amount, officials of MPCB visited the project site. On the basis of site visit report, our proposal was listed in the SEAC-II, the Environmental Clearance issued to us do not have any mention as regard clearance given for the consent to establish nor the consent conditions as mentioned in the OM. Therefore, though EC has been issued for our project we have not in receipt of CTE as a result the work at site could not be started. Further, to say that, the planning authority/local bodies are reluctant to issue commencement certificate for want of valid CTE copy.

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Recommendations of SEAC-

After detailed deliberations with the PP and their accredited consultant it is observed that; MPCB has visited the site. Hence, SEAC -2 decided to recommend the corrigendum as requested by PP as above as per Notifications and OM issued by MoEF&CC. The other condition stipulated in the minutes of SEAC-2 and earlier EC will remain unchanged.

Deliberation in SEIAA-

As per the recommendation given by SEAC 2 in its 282nd meeting dated 29.04.2026, SEIAA decided to allow corrigendum in EC as mentioned in the table below subject to other condition stipulated in the minutes of SEAC-2 and earlier EC remaining unchanged.

SEIAA Condition No.	Description as per EC dated 23.02.2026	Proposed Corrigendum for
General Condition	**C-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 Environmental department before start of any construction work at the site.	In view of notification issued by MoEFCC for integrating consent to establish in the EC application we paid the required consent to establish fees as per Demand Note raised by MPCB. After payment of the said amount, officials of MPCB visited the project site. On the basis of site visit report, our proposal was listed in the SEAC-II, the Environmental Clearance issued to us do not have any mention as regard clearance given for the consent to establish nor the consent conditions as mentioned in the OM. Therefore, though EC has been issued for our project we have not in receipt of CTE as a result the work at site could not be started. Further, to say that, the planning authority/local bodies are reluctant to issue commencement certificate for want of valid CTE copy.

SEIAA Decision-

SEIAA decided to grant corrigendum in EC.

Member Secretary

Chairman