ENVIRONMENTAL CLEARANCE

PARIVESH

(Pro-Active and Responsive Facilitation by Interactive, and Virtuous Environmental Single-Window Hub)

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

To,

The Owner

SETHIA INFRASTRUCTURE PRIVATE LIMITED

Office Premises No.1, 1st floor, Wing B & C, Composite Building No.9, Next to Sethia Imperial Avenue, Opposite Times of India, On Western Express Highway, Malad (East), Mumbai- 400097. -400097

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/INFRA2/406557/2022 dated 17 Nov 2022. The particulars of the environmental clearance granted to the project are as below.

1.	**EC Identification No.**	**EC25B038MH131514**
2.	**File No.**	SIA/MH/INFRA2/406557/2022
3.	**Project Type**	New
4.	**Category**	B
5.	**Project/Activity including Schedule No.**	8(a) Building and Construction projects
6.	**Name of Project**	Proposed S. R. Scheme U/Reg. 33(10), 33(11) & 30 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 Infra Structure Pvt. Ltd.
7.	**Name of Company/Organization**	SETHIA INFRASTRUCTURE 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.

(e-signed)
Smt. Jayashree Bhoj (IAS)
Member Secretary
SEIAA - (MAHARASHTRA)

Date: 15/10/2025

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/INFRA2/406557/2022
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Sethia Infra Structure Pvt. Ltd.,
CTS No. 161, 161/ 1 and 2, village Akurli,
Taluka Borivali Western Express Highway,
Kandivali (East), Mumbai.

Subject : Environmental clearance for Proposed S. R. Scheme U/Reg. 33(10), 33(11) & 30 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 Infra Structure Pvt. Ltd.

Reference : Application no. SIA/MH/INFRA2/406557/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 228th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 305th (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 16th September, 2025.

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

Sr. No.	Description	Details	
1	Proposal Number	SIA/MH/INFRA2/406557/2022	
2	Name of Project	Proposed S. R. Scheme U/Reg. 33(10), 33(11) & 30 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.	
3	Project category	8(a), B2	
4	Type of Institution	Private	
5	Project Proponent	Name	Mr. Basant Meghraj Sethia
		Regd. Office address	Office No. 1, 1st Floor, Wing B & C, Composite Building No. 9, Next to Sethia Imperial Avenue, W. E. Highway, Road, Malad (E), Mumbai 400 097.
		Contact number	9167448472
		e-mail	moef@sethiainfra.com

6	Consultant	Name M/s. Enviro Analysts & Engineers Pvt. Ltd. NABET Accreditation No: NABET/EIA/2023/RA0206 Validity: 13.05.2023
7	Applied for	Brownfield Project
8	Location of the project	CTS No. 161, 161/ 1 and 2 Of village Akurli, Taluka Borivali
9	Latitude and Longitude	Latitude - 19°12'13.38"N, Longitude - 72°51'53.10"E
10	Plot Area (Sq.m.)	6946.00 sq.m
11	Deductions (Sq.m.)	2886.47 sq.m
12	Net Plot area (Sq.m.)	4059.53 sq.m
13	Ground coverage (m^2) & %	1104.42 sq.m (27.21%)
14	FSI Area (Sq.m.)	24378.25 sq.m
15	Non-FSI (Sq.m.)	14631.75 sq.m
16	Proposed built-up area (FSI + Non-FSI) (Sq.m.)	39010.00 Sq.m
17	TBUA (m2) approved by Planning Authority till date.	Approved FSI area – 17793.14 sq.m
18	Earlier EC details with Total Construction area, if any.	NA
19	Construction completed as per earlier EC (FSI + Non FSI) (Sq.m.)	This is a fresh proposal.

20	Previous EC / Existing Building			Proposed Configuration			Reason for Modification / Change
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
	NA	NA	NA	PTC/Sale Building no. 1	Basement + Ground + 1 to 31st (pt.) Floor (Gr. to 4th part residential/ part parking)	93.85	NA
	NA	NA	NA	Sale Building no. 2	Basement + Ground + 1st to 40th Floor (Gr. to 4th part residential/ part parking)	119.95	NA

21	No. of Tenements & Shops		
		PTC/Sale Building no. 1	Sale Building no. 2
		PTC Shops – 7 nos. Sale Shops – 1 nos. Society office – 1 nos. Balwadi – 1 nos. Welfare Center – 1 nos. Health Center – 1 nos. Library – 1 nos PTC – 61 nos. Sale – 133 nos.	Flats – 295 nos. Fitness Centre – 1 nos.

22	Total Population	2187Nos			
23	Total Water Requirements CMD	311 KLD			
24	Under Ground Tank (UGT) location	Basement for both the buildings			
25	Source of water	MCGM			
26	STP Capacity & Technology	2 STPs of a Total Capacity of 300 KLD, MBBR			
27	STP Location	2 STP with a capacity of 100 KLD & 200 KLD in the Basement, open to the sky at ground level			
28	Sewage Generation CMD & % of sewage discharge in the sewer line	276 KLD &, 35% of excess treated water to sewer line			
29	Solid Waste Management during Construction Phase	Type	Quantity (Kg/d)		Treatment/disposal
		Dry waste	10 kg/day		Will be handed over to a recycler
		Wet waste	15 kg/day		Handed over to Municipal waste collector
		Construction waste	Topsoil	1041.90 cum	Being used for landscaping
			Excavation material	7575 cum	We will reuse the 500 cum quantity in internal plot & road development.
			Cement Bags	23406 Bags	To be handed over to local recyclers
			Scrap metal generated	3 Tons	To be handed over to local recyclers
			Aggregates	6 MT	Will be used for a boundary wall, Will be used for internal roads, etc.
			Broken Tiles	610 sqm	Waste tiles to be used as china mosaic for terraces.
			Empty Paint Cans (20 liter/ can)	585 cans	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	435 kg/day		Will be handed over to a recycler
		Wet waste	638 kg/day		Composting by OWC - manure produced will be used at a site for landscaping, 1

				OWC of total Capacity – 1200 Kg/day.
		E-Waste	1134 kg/yr	Will be collected and sent to MPCB-authorized recyclers.
		STP Sludge (dry)	14 kg/day	Dry sewage sludge will be used as manure for gardening.
31	R.G. Area in sq.m.	RG required – 324.76 sq.m (8%) Non-paved RG – 213.79 sq. m. Paved RG – 241.79 sq. m. Total – 455.58 sq.m		
		Existing trees on the plot: 5		
		The number of trees to be planted: 352 nos of trees a) In RG area: 46 nos. b) In Miyawaki Plantation (with the area); 300nos. of trees in the 100 sq.m		
		Number of trees cut:1 (dead fallen tree)		
		Number of trees to be retained: 4		
32	Power requirement	During the Operation Phase: Details: TATA/ Adani Connected load (kW): 4698 KW Demand load (kW): 1764 KW		
33	Energy Efficiency	a) Total Energy saving (%): 16 % b) Solar energy (%): 5%		
34	D.G. set capacity	1 x 750 KVA		
35	No. of 4-W & 2-W Parking with 25% EV	4 Wheelers – 108 Nos 2Wheeler – 49 nos		
36	No. & capacity of Rainwater harvesting tanks /Pits	2 RWH tank is proposed which is having a total capacity of 62 cu.m/day.		
37	Project Cost in (Cr.)	Rs. 115.51 Cr		
38	EMP Cost	Construction Phase - Capital cost in lakhs: Rs. 25.45 Recurring cost in Lakhs/year: Rs. 31.9 Operation Phase - Capital Cost- Rs.558 Lakhs, O and M cost - Rs. 49.43 Lakhs		
39	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		

3. Proposal was considered by SEIAA in its 305th (Day-2) meeting held on 16th September, 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:

A. 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 indemnity bond indemnifying SEAC-2/SEIAA for not initiating any work on site, submitting correct information during the meeting and also for providing required RG area as per prevailing rules and Hon'ble Supreme Court Orders. PP also indemnify SEAC-2/SEIAA for compliance of conditions of the earlier EC if any non-compliance or violation is observed the PP will be solely responsible.
3. PP to obtain following NOCs (a) Sewer NOC, (b) Sewer Drainage Remarks, (c) C & D Waste Management NOC (d) CFONOC (e) Water Supply NOC. The concern planning authority shall not issue occupation certificate unless PP obtained all necessary NOCs from the competent authority
4. PP to use treated sewage water of other occupied societies in the vicinity of the proposed site during construction phase by ensuring the quality of water to prevent/avoid any health and legal issues.
5. PP to complete tree plantation within the site during construction phase.
6. PP to provide adequate two-wheeler parking space considering the socio-economic status of the habitant in the proposed development and as per prevailing rules and regulations
7. 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.
8. PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.

B. SEIAA Conditions-

1. PP submitted that the total required RG area is 324.76 sq.m (i.e., 8%) of the net plot area 4059.53 sq.m, and provided RG as per approval is 455.58 sq.m. Out of that RG provided unpaved on Mother Earth is 213.79 sq.m and the remaining 241.79 sq.m is paved RG. PP further submitted that the interim order on the Hon'ble Supreme court dated 10.05.2024, given the stay on the NGT order for para 8 of the NGT order dated 13.09.2022 regarding the provision of RG. SEIAA asked PP to submit an undertaking to that effect. PP submitted an undertaking that, though presently RG has been provided as per DCPR 2034, subject to the final outcome of the Hon'ble Supreme Court decision.
2. This EC is restricted for PTC/Sale Building no. 1 up to 93.85 m as per CFO NOC dated 14/10/2022.

3. PP to keep the open space unpaved so as to ensure the 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. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. In view of Maharashtra Electric Vehicle Policy, 2025, PP to provide electric vehicle D. C. Charger for 20 % of total parking provided, the number of D. C. Chargers should be worked out as provided in Niti Ayog Handbook of EV charging infrastructure implementation.
5. PP shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA II dt. 04.01.2019.
6. SEIAA decided to grant EC for FSI – 17793.14 m², Non FSI- 12176.86 m², total BUA- 29970.00 m². (As per approval from SRA, having file no. R-S/ PVT / 0083 / 20201215 /AP/S-1 for building no. 1 dated 09/06/2022 & R-S/ PVT/0083/20201215/AP/S-2 for Building no. 2 dated 19/07/2022.) (Restricted as per approval).

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

give100 % 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, NOx (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.

Jayashree Bhoj
(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, Brihanmumbai Municipal Corporation
7. Regional Officer, Maharashtra Pollution Control Board, Mumbai.

Signature Not Verified
Digitally signed by: Smt. Jayashree Bhoj (IAS)
Designation: Member Secretary
Date and Time: 10/15/2025 2:03:22 PM