सत्यमेव जयते

File No: Proposal No : SIA/MH/INFRA2/557283/2025

Government of India

Ministry of Environment, Forest and Climate Change

(Issued by the State Environment Impact Assessment Authority(SEIAA), MAHARASHTRA)

***

Dated: **23/02/2026**

To,

Basant Meghraj Sethia
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., Akurli, MUMBAI, MAHARASHTRA, Near Mahindra & Mahindra Main Gate, 400101
Moef@sethiainfra.com

Subject: Grant of EC under the provision of the EIA Notification 2006-regarding.

Sir/Madam,

This is in reference to your application for Grant of EC under the provision of the EIA Notification 2006-regarding in respect of project 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. submitted to Ministry vide proposal number SIA/MH/INFRA2/557283/2025 dated 13/11/2025.

2. The particulars of the proposal are as below:

(i) EC Identification No.	EC25C3803MH5643670N
(ii) File No.	Proposal No : SIA/MH/INFRA2/557283/2025
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction
(vii) Name of Project	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.
(viii) Name of Company/Organization	SETHIA INFRASTRUCTURE PRIVATE LIMITED
(ix) Location of Project (District, State)	MUMBAI SUBURBAN, MAHARASHTRA
(x) Issuing Authority	SEIAA
(xi) Applicability of General Conditions	no

(xii) Applicability of Specific Conditions no

Plot/Survey Khasra Nos.:

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A and B) were submitted to the Ministry for an appraisal by the State Environment Impact AssessmentAuthority(SEIAA) Appraisal Committee (SEIAA) in the Ministry under the provision of EIA notification 2006 and its subsequent amendments.

4. The above-mentioned proposal has been considered by State Environment Impact AssessmentAuthority(SEIAA) Appraisal Committee of SEIAA in the meeting held on 22/01/2026. The minutes of the meeting and all the Application and documents submitted [(viz. Form-1 Part A, Part B, Part C EIA, EMP)] are available on PARIVESH portal which can be accessed by scanning the QR Code above.

5. The brief about configuration of plant/equipment, products and byproducts and salient features of the project along with environment settings, as submitted by the Project proponent in Form-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 22/01/2026, based on information & clarifications provided by the project proponent and after detailed deliberations recommended the proposal for grant of EC under the provision of EIA Notification, 2006 and as amended thereof subject to stipulation of specific and general conditions as detailed in Annexure (2).

7. The SEIAA has examined the proposal in accordance with the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and after accepting the recommendations of the State Environment Impact AssessmentAuthority(SEIAA) Appraisal Committee hereby decided to grant EC for instant proposal of M/s. Basant Meghraj Sethia under the provisions of EIA Notification, 2006 and as amended thereof.

8. The Ministry reserves the right to stipulate additional conditions, if found necessary.

9. The EC 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. This issues with the approval of the Competent Authority.

Annexure 1

Specific EC Conditions for (Building / Construction)

1. Specific Condition

<table>
<tr><th>S. No</th><th>EC Conditions</th></tr>
<tr><td>1.1</td><td>
<table>
<tr><th>Sr. No.</th><th>Conditions</th></tr>
<tr><td>1.</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 the prevailing Hon’ble Supreme Court Order.</td></tr>
<tr><td>2.</td><td>PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of the requirements of EIA notification 2006, amended from time to time.</td></tr>
<tr><td>3.</td><td>PP to obtain Rev. NOCs (i) CFO NOC for Bldg. 03 & 04, (ii) Revalidation of Nallah</td></tr>
</table>
</td></tr>
</table>

S. No	EC Conditions

	Remark, (iii) Sewerage NOC, (iv) Tree NOC, (v) SWM NOC. PP Shall obtain all other relevant NOCs from the Competent Authority required for the Proposed Project. The planning authority shall not grant an Occupation Certificate unless the applicant obtains all NOCs.
4.	PP to plan waste segregation on ground.
5.	PP to complete compensatory tree plantation in lieu of tree cutting/transplantation as mentioned in the tree NOC before actual cutting/transplantation of trees as per the recent Hon'ble High Court order.
6.	PP to ensure to achieve the standard parameters of the treated sewage as per the order issued by the Hon'ble National Green Tribunal on 30.04.2019. PP also to ensure that, the water proposed to be used for construction activities (within or outside premises) /public gardens/road medians, etc. shall be strictly for non-potable purposes and after obtaining necessary permission from the competent authority.
7.	All guidelines issued by the local planning authority, MPCB/CPCB, shall be followed to reduce /control air pollution due to the proposed activity by way of providing adequate barricading, foggers, and water sprinkling.
8.	PP to complete the tree plantation within the site during the construction phase.
9.	PP to dispose of all e-waste as per E-Waste Management Rules, 2016 and 2022, amended from time to time.

Annexure 2

Details of Products & By-products

Name of the product /By-product	Product / By-product	Existing	Proposed	Total	Unit	Mode of Transport / Transmission
TBUA	TBUA	39010	44179.85	83189.85	Sq.m	Road
FSI Area	FSI Area	24378.25	29319.87	53698.119999999995	Sq.m	Road
Non–FSI Area	Non–FSI Area	14631.75	14859.98	29491.73	Sq.m	Road
Building Configuration	Building Configuration	2	2	4	Nos. of bldg	Road

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/557283/2025
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

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

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.

Reference : Application no. SIA/MH/INFRA2/557283/2025

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 262nd meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 318th (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 20th January, 2026.

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

Sr. No.	Description	Details	
1	Proposal Number	SIA/MH/INFRA2/557283/2025	
2	Name of Project	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	
3	Project category	8a (B2)	
4	Type of Institution	Private	
5	Project Proponent	Name	M/s. Sethia Infrastructure Pvt. Ltd
		Regd. Office address	CTS No. 161, 161/1 & 2, Western Express Highway, Opp. Poisar Metro Station, Kandivali (East), Mumbai – 400 101
		Contact number	9167448472
		e-mail	moef@sethiainfra.com
6	Consultant	Name: Enviro Analysts and engineers Private Limited NABET Accreditation number: NABET/EIA/24-27/RA 0355	

		Validity: 19 June 2027					
7	Applied for	Expansion					
8	Location of the project	On properties bearing CTS No. 161, 161/ 1 and 2 of village Akurli, Taluka Borivali, Western Express Highway at Kandivali (East), Mumbai 400 101.					
9	Latitude and Longitude	Latitude – 19°12'13.80"N Longitude – 72°51'52.90"E					
10	Plot Area (Sq.m.)	11001.00					
11	Deductions (Sq.m.)	1557.98 (Carved out – 163.79 sq.m + Road set – 1017.86 sq.m + Amenity - 376.33sq.m)					
12	Net Plot area (Sq.m.)	9443.02					
13	Ground coverage (m^2) & %	3192.42, (33.81%)					
15	FSI Area (Sq.m.)	53698.12					
16	Non-FSI (Sq.m.)	29491.73					
17	Proposed built-up area (FSI + Non FSI) (Sq.m.)	83189.85					
18	TBUA (m^2) approved by Planning Authority till date	Approved FSI Area – 31585.35 sq.m As per IOA file no.–R-S/PVT/0083/20201215/AP/S-1 & S-2 dated 02/04/2024					
19	Earlier EC details with Total Construction area, if any.	EC file no - SIA/MH/INFRA2/406557/2022, dated – 15/10/2025, Restricted TBUA – 29970.00 sq.m					
20	Construction completed as per earlier EC (FSI + Non FSI) (Sq.m.)	Constructed FSI Area – 12843.60 sq.m Non FSI Area – 9161.38 sq.m TBUA – 22004.98 sq.m					
	Previous EC / Existing Building			**Proposed Configuration**		**Reason for Modification / Change**	
	Building Name	**Configuration**	**Height (m)**	**Building Name**	**Configuration**	**Height (m)**	
	PTC/ Sale Building No 1	Basement + Ground + 1st to 31st (pt.) floor (Gr. To 4th part residential /part parking)	93.85	Rehab Bldg No 1	Basement + Ground + 1st to 35th (pt.) Floor (Gr to 4th part residential /part parking)	105.50	Change of nomenclature from Sale to rehab. Sale flats are now converted into rehab flats with no change in flats size. Vertical expansion by 4 floors,

							No change in the bldg footprint, constructio n work upto 11 floors as per EC
	Sale Buildi ng no. 2	Basemen t + Ground + 1st to 40th floor (Gr. To 4th part residenti al /part parking)	119. 95	Sale Bldg no. 2 Wing A & B	Basement + Ground + 1st to 40th floor. (Gr to 4th part residential /part parking)	119.95	Horizontal expansion is proposed by virtue of the addition new wing. No change proposed in the earlier footprint. It remains as it is. constructio n work up to 26 floors of A wing as per EC
	--	--	--	Sale Bldg no. 3 (Commer cial) Wing A & B	Basement + Ground + 1st to 27th Floor Commercial Floor with 1 no of parking Tower	119.30	Newly proposed. Work not started
	--	--	--	P.T.C. Building no. 4	Basement + pt. Ground / pt parking + 1st to 20th Upper Residential Floor	61.35	Newly proposed. Work not started
22	No. of Tenements & Shops			**Rehab Bldg no. 1 –** Flats – 219 nos, Amenities – 6 nos, Shops – 15 nos **Sale Bldg No. 2 –** Flats – 431 nos, Fitness centre **Sale Bldg no. 3 Commercial** - Shops & offices **PTC Bldg No. 4 –** Flats – 209 nos, Amenities – 6 nos		
23	Total Population			Residential – 3993 nos, Commercial – 1168 nos, Total – 5161 nos			
24	Total Water Requirements CMD			Total - 577 KLD Domestic – 374 KLD, Flushing – 197 KLD, Landscape – 5 KLD, Swimming Pool – 5 KLD			
25	Under Ground Tank (UGT) location			Basement			
26	Source of water			MCGM			
27	STP Capacity &			Total – 570 KLD (Rehab Bldg no. 1 – 125 KLD, Sale Bldg			

	Technology	no. 2 – 275 KLD, Sale Comm bldg no. 3 – 50 KLD, PTC Bldg no. 4 – 120 KLD)			
28	STP Location	Basement			
29	Sewage Generation CMD & % of sewage discharge in the sewer line	515 KLD, 35% to municipal sewer, Excess treated water of 59 KLD shall be utilized in the Sahitya Samrat Anna Bhau Sathe Manoranjan Maidan.			
30	Solid Waste Management during Construction Phase	**Type**	**Quantity (Kg/d)**	**Treatment / disposal**	
		Dry waste	10	Will be handed over to MPCB authorized recycler	
		Wet waste	15	To be processed in the OWC. Manure obtained shall be used for landscaping, Excess manure shall be sold to nearby end users.	
		Construction waste	Topsoil	nil	This is SRA Plot
			Existing Structure to be Demolished	2705 cum	705 cum salvageable material will be taken by the slum dwellers and There will be transportation outside of plot as per NOC will be obtained in due course
			Excavation Debris quantity	15216 cum	Will reusing the approximatel y 1500 cum quantity in internal plot works & road development & for the remaining debris, NOC that will be obtained in due course
			Empty cement bags	38950 nos	To be handed over to local recyclers
			Steel	6 MT	To be handed over to local

				recyclers
		Aggregates	30 MT	To be used as a layer for internal roads and Bldg boundary walls.
		Broken Tiles	1625 sqm	Waste tiles to be used as china mosaic for terraces
		Empty Paint Cans (20 liter/ can)	975 nos	To be handed over to recycler
31	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	**Type**	**Quantity (Kg/d)**	**Treatment/disposal**
		Dry waste	984 kg/day	Will be handed over to a recycler
		Wet waste	1241 kg/day	Composting by OWC- manure produced will be used at a site for landscaping
		E-Waste	3128 kg/ year	Will be collected and sent to MPCB authorised recyclers.
		STP Sludge (dry)	26 kg/day	Dry sewage sludge will be used as manure for gardening.
32	R.G. Area in sq. m.	RG required – 755.44 sq. m (8%)		
		Unpaved RG provided on ground: 757. 61 sq.m		
		Total RG Provided on ground: 757.61 sq. m		
		Existing trees on the plot: 46 nos		
		Trees to be planted in lieu of cut/transplanted trees as per cumulative age: 604 Nos		
		Number of trees to be cut: 36 Nos (1 no dead tree already cut)		
		Number of trees to be retain: 10 Nos		
		Number of trees to be transplanted: 0 Nos		
		Number of trees already planted on site – 20 nos.		
		Number of trees to be planted: a) In RG area: 204 nos. b) In Miyawaki Plantation with an area: 400 nos of trees (canopy + trees + Sub trees) + 100 nos of shrubs in 100 sq.m of Miyawaki area.		
		New trees to be planted: 204 nos + 400 nos = 604 nos + 100 nos of shrubs		

<table>
<tr><td></td><td></td><td colspan="2">Total number of trees after completion of the project: 604 nos + 10 nos retain + 20 nos already planted + 100 nos of shrubs</td></tr>
<tr><td>33</td><td>Power requirement</td><td colspan="2">During Operation Phase:</td></tr>
<tr><td></td><td></td><td>Details</td><td>TATA/Adani</td></tr>
<tr><td></td><td></td><td>Connected load (kW)</td><td>10569</td></tr>
<tr><td></td><td></td><td>Demand load (kW)</td><td>4128</td></tr>
<tr><td>34</td><td>Energy Efficiency</td><td colspan="2">a) Total Energy saving (%): 20 %
b) Solar energy (%): 5% (185 KW)</td></tr>
<tr><td>35</td><td>D.G. set capacity</td><td colspan="2">2 x 200KVA, 1 x 400 KVA, 1 x 631 KVA</td></tr>
<tr><td>36</td><td>No. of 4-W & 2-W Parking with 25% EV</td><td colspan="2">4W – 446 nos
2W – 100 nos</td></tr>
<tr><td>37</td><td>No. & capacity of Rain water harvesting tanks /Pits</td><td colspan="2">4 nos of RWH tank having total capacity of 208 cum</td></tr>
<tr><td>38</td><td>Project Cost in (Cr.)</td><td colspan="2">Rs. 222.64 Cr</td></tr>
<tr><td>39</td><td>EMP Cost</td><td colspan="2">1. Construction Phase cost:
<table>
<tr><th>Sr. No</th><th>Attributes</th><th>Mitigation</th><th>Capital Cost in Lakhs</th><th>Recurring cost in (Lakhs/year)</th></tr>
<tr><td>1</td><td>Air Environment</td><td>Water sprinkling, Geo net, covered storage area, Smog machine</td><td>18.3</td><td>53.5</td></tr>
<tr><td>2</td><td>Noise Environment</td><td>Site Barricades (10 m)</td><td>55.0</td><td>2.5</td></tr>
<tr><td>3</td><td>Water Environment</td><td>Mobile STP, Drainage with sedimentation tanks</td><td>1.2</td><td>5.1</td></tr>
<tr><td>4</td><td>Good Health Practices</td><td>Site Sanitation & Health Care</td><td>1.0</td><td>6.0</td></tr>
<tr><td>5</td><td>Environment Monitoring</td><td>Air, water, noise soil monitoring during construction phase</td><td>0.0</td><td>2.0</td></tr>
<tr><td>6</td><td>Green belt develop</td><td>Tree plantation &</td><td>49.3</td><td>9.9</td></tr>
</table></td></tr>
</table>

	ment – Landscaping	Maintenance		
7	Air Quality Monitoring Station	To monitor the air quality	8.5	0.3
	Total		**133.3**	**79.2**

2. Operation Phase cost:

Sr. No.	Parameter	Setting-up Cost (Rs-Lakhs)	O & M Cost Per year (Lakhs)
1.	Sewage Treatment Plant	96 (46+49)	13
2.	LFD Installation	43	0
3.	Excess treated water management	0	25
4.	Rain Water Harvesting	12	0.6
5.	Energy Conservation	130	6
6.	Landscape Development + Miyawaki	15	3
7.	Solid Waste Management	16	6
8.	Basement Dewatering	9	2
9.	Basement Ventilation	15	3
	Total	**336**	**58.6**
		Capital Cost (Rs-Lakhs)	**O & M Cost Per year (Lakhs)**
10.	DMP Cost	796.72	46.36
	Grand Total	**1132.72**	**104.96**

40	CR 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.
41	Details of Court Cases/litigations w.r.t the project and project location, if any.	Yes, 1) Bombay High court - Case No. 22268/2023, Matter Pending in Court, No adverse order against us. 2) Bombay High Court - Case No. IA1656/2025, Matter Pending in Court, No adverse order against us.

The comparative statement of the earlier EC and the proposed expansion as submitted by the PP is as below,

Sr. No.	Project Details	Details			
		Unit	As per EC Received dated 15/10/2025	For proposed Amendment / expansion	Remarks
1	Plot area	Sq. m.	6946.00	11001.00	4055 sq m was kept in abeyance as the LOI was not received for the same. Now, the LOI has been received for the entire plot.
2	Deduction	Sq. m.	2886.47	1557.98	Municipal Reservations of School & PG is removed & LOI has been received accordingly.
3	Net Plot area	Sq. m.	4059.53	9443.02	Correspondingly increased
4	FSI area	Sq. m.	24378.25	53698.12	Increased due to revised LOI
5	Non FSI area	Sq. m.	14631.75	29491.73	Increased due to revised planning
6	Total Built up area (Construction area)	Sq. m.	39010.00	83189.85	Increased due to revised planning
7	Ground-coverage Area: (sqm) % On net plot	Sq. m	1104.42 (27.21%)	3192.42, (33.81%)	Increased due to revised planning
8	Project Cost	Rs.	115.51 Cr	222.64 Cr	Increased
	Building Configuration				
	Buildings/ Wings	**Configuration**	**Buildings/ Wings**	**Configuration**	
	PTC/Sale Building No 1	Basement + Ground + 1st to 31st (pt.) floor (Gr. To 4th part residential /part parking)	Rehab Bldg No 1	Basement + Ground + 1st to 35th (pt.) Floor (Gr to 4th part residential /part parking)	Change of nomenclature from Sale to rehab Sale flats are now converted into rehab flats with no change in flats size Vertical expansion by 4 floors, No change in the bldg footprint, construction work up to 11 floors as per EC
	Sale Building no. 2	Basement + Ground +	Sale Bldg no. 2 Wing	Basement + Ground + 1st to	Horizontal expansion is proposed by virtue of the

		1st to 40th floor (Gr. To 4th part residential /part parking)	A & B	40th floor. (Gr to 4th part residential /part parking)	addition new wing. No change proposed in the earlier footprint. It remains as it is. construction work up to 26 floors of the A wing as per EC.
	-	-	Sale Bldg no. 3 (Commercial) Wing A & B	Basement + Ground + 1st to 27th Floor Commercial Floor with 1 no of parking Tower	Newly proposed. Work not started
	-	-	P.T.C. Building no. 4	Basement + pt. Ground / pt parking + 1st to 20th Upper Residential Floor	Newly proposed. Work not started
9	**Tenement Statement**				
	of Tenements	Nos.	esi- 489 nos hops- 8 nos nenity- 5 nos itness centre	Resi- 859 nos Shops- 15 nos Amenity- 12 nos 1 fitness centre Commercial - hops & offices	Increase in tenements due to expansion of building
10	**No. of expected Residents**				
	Population	Nos.	2187	5161	Increase in population by 2974 nos
11	**Height of the building**				
	Height	Maximum	119.95	119.95	Remains same
12	Total water equirement	KLD	311 KLD	577 KLD	Increased by 46% due to n increase in Population
13	Wastewater generation	KLD	276 KLD	515 KLD	Increased by 46% due to n increase in Population
14	STP capacity	KLD	300 KLD (100 KLD + 200 KLD)	570 KLD Rehab – 125 KLD, Sale Resi – 275 KLD, Sale Comm – 50 KLD, PTC – 120 KLD	Increased by 47% due to n increase in Population
15	Total Solid ste generation	Kg/Day	1073 Kg/day	2225 kg/day	Increased by 52% due to n increase in Population
16	**No. of Parking**				
	4 Wheelers	Nos.	108	433	Increased by 75%
	2 Wheelers	Nos.	49	100	

7	**Power Requirement**				
	nnected Load	KW	4698	10569	Increased
	Maximum Demand	KW	1764	4128	
	D.G. Sets	KVA	x 750 KVA	200KVA, 1 x 400 /A, 1 x 631 KVA	

3. Proposal is an expansion of existing construction project. PP has obtained earlier EC vide Letter No. SIA/MH/INFRA2/406557/2022 dated 15.10.2025 for total BUA of 29970.00 m2 which was restricted as per approval. Proposal was considered by SEIAA in its 318th (Day-2) meeting held on 20th January, 2026 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 the prevailing Hon'ble Supreme Court Order.
2. PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of the requirements of EIA notification 2006, amended from time to time.
3. PP to obtain Rev. NOCs (i) CFO NOC for Bldg. 03 & 04, (ii) Revalidation of Nallah Remark, (iii) Sewerage NOC, (iv) Tree NOC, (v) SWM NOC. PP Shall obtain all other relevant NOCs from the Competent Authority required for the Proposed Project. The planning authority shall not grant an Occupation Certificate unless the applicant obtains all NOCs.
4. PP to plan waste segregation on ground.
5. PP to complete compensatory tree plantation in lieu of tree cutting/transplantation as mentioned in the tree NOC before actual cutting/transplantation of trees as per the recent Hon'ble High Court order.
6. PP to ensure to achieve the standard parameters of the treated sewage as per the order issued by the Hon'ble National Green Tribunal on 30.04.2019. PP also to ensure that, the water proposed to be used for construction activities (within or outside premises) /public gardens/road medians, etc. shall be strictly for non-potable purposes and after obtaining necessary permission from the competent authority.
7. All guidelines issued by the local planning authority, MPCB/CPCB, shall be followed to reduce /control air pollution due to the proposed activity by way of providing adequate barricading, foggers, and water sprinkling.
8. PP to complete the tree plantation within the site during the construction phase.
9. PP to dispose of all e-waste as per E-Waste Management Rules, 2016 and 2022, amended from time to time.

B. SEIAA Conditions-

1. PP has provided mandatory RG area of 755.44 m2 on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. This EC is excluding for building no. 3 & 4 which do not have Fire NOC.
3. PP to obtain nalla remarks before issue of CC and all conditions in NOC shall be binding.
4. The planning authority shall not grant an Occupation Certificate unless the PP obtain sewer and Nalla NOC.
5. 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.
6. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
7. Air Quality Index monitoring to be ensured. Dust suppression measures shall be implemented also considering height of the building. Additional measures to be ensured.
8. 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.
9. 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.
10. SEIAA decided to grant EC for-FSI-31255.96m2, Non FSI- 21246.21m2, total BUA-52502.17 m2. (Plan approval No-R-S/PVT/0083/20201215/AP/S-1 for Rehab Bldg. No.1 dated 02.04.2024 and As per Approval no. RS/PVT /0083/20201215/ AP /S-2 for Sale Bldg. No.2 dated 02.04.2024) (FSI, Non FSI and TBUA is 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.

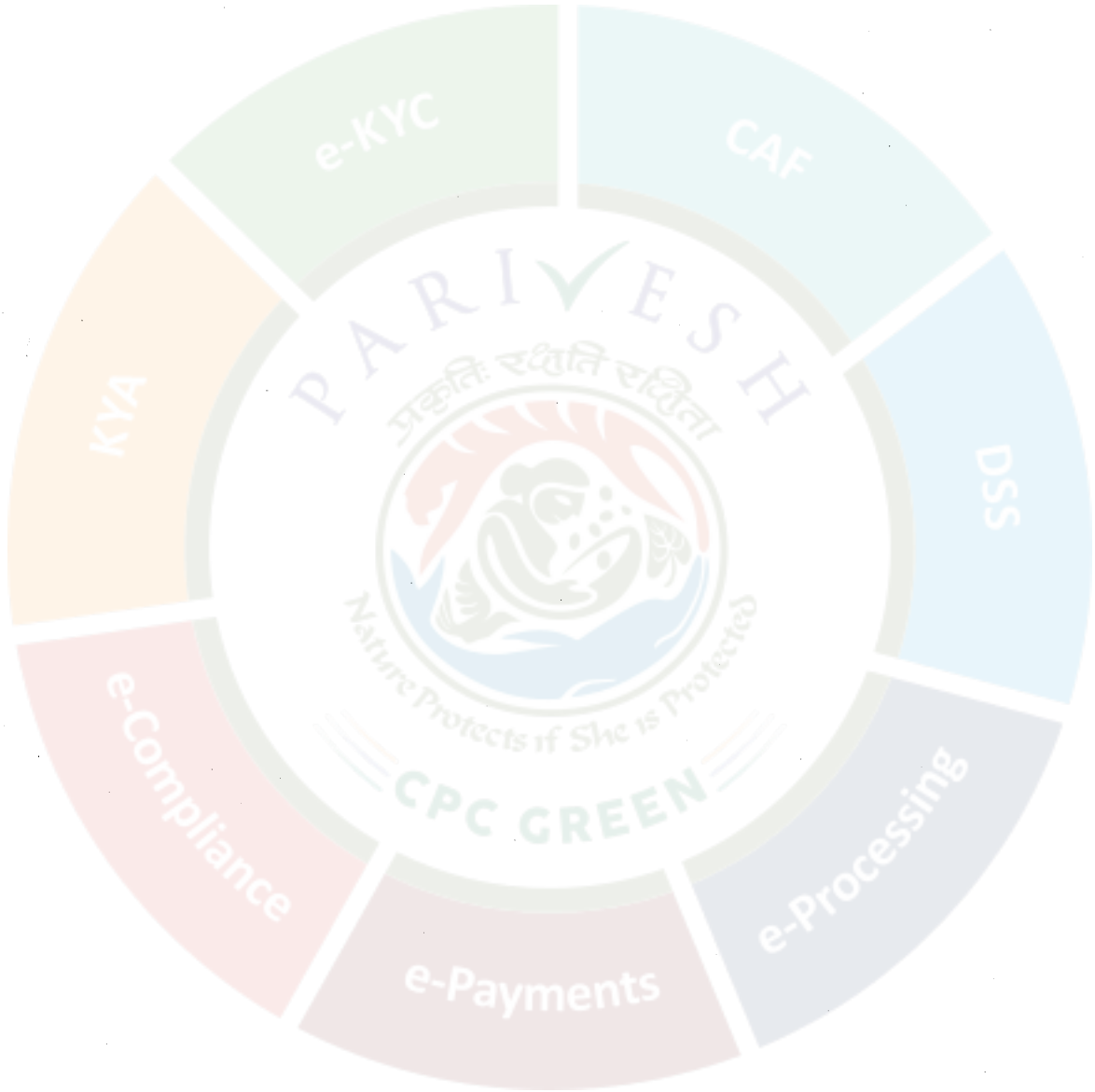
8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its 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.



Signed by
Jayashree Shrikant Bhoj
Date: 23-02-2026 14:19:53
Reason: Verified and signed