



File No: SIA/MH/INFRA2/515080/2024

Government of India

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



Date 13/09/2025



To,

Sharmistha Mukerjee
SHODEN DEVELOPERS PRIVATE LIMITED
Olympia, Central Avenue, Hiranandani Gardens, Powai, Mumbai 400076, MUMBAI,
MAHARASHTRA, 400076
sharmistha.mukerjee@houseofhiranandani.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/INFRA2/515080/2024 dated 19/12/2024 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.	EC24B3812MH5662795N
(ii) File No.	SIA/MH/INFRA2/515080/2024
(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 Expansion of Redevelopment of Maitri Park CTS No. 1790 to 1811, 1813 and 1815 (New CTS No. 1773, 1790/A, 1813 and 1815) of Village Chembur and CTS No. 131,133 to 140 (New CTS No. 131/A) of village Wadwadi, By M/s Shoden Developers Pvt. Ltd.
(viii) Name of Company/Organization	SHODEN DEVELOPERS 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

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, 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. Sharmistha Mukerjee 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.
12. General Instructions:
 - (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

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

1. Specific Condition

S. No	EC Conditions																								
1.1	<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 there is no violation of requirement of EIA notification 2006, amended from time to time.</td></tr> <tr> <td></td><td>PP to obtain (i) revised nalla remarks (ii) Storm water drain remarks (iii) C & D Water management/SWM NOC. The local planning authority shall not issue occupation certificate unless all NOCs are in place.</td></tr> <tr> <td></td><td>PP to obtain and submit certified compliance report of earlier EC from the Regional Office of MoEF&CC, Nagpur.</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 submit details of location of off-site tree plantation as per tree NOC along with credible documents approved by the competent authority.</td></tr> <tr> <td></td><td>PP to use treated water of existing STP used for occupied building in proposed construction.</td></tr> <tr> <td></td><td>PP shall not disturb/modify or divert any natural water drains without obtaining necessary permissions from the competent authority.</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 submit relevant documents from the planning authority showing details of RG area with respect to the subdivided plots as proposed in the project</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> </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 there is no violation of requirement of EIA notification 2006, amended from time to time.		PP to obtain (i) revised nalla remarks (ii) Storm water drain remarks (iii) C & D Water management/SWM NOC. The local planning authority shall not issue occupation certificate unless all NOCs are in place.		PP to obtain and submit certified compliance report of earlier EC from the Regional Office of MoEF&CC, Nagpur.		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.		PP to submit details of location of off-site tree plantation as per tree NOC along with credible documents approved by the competent authority.		PP to use treated water of existing STP used for occupied building in proposed construction.		PP shall not disturb/modify or divert any natural water drains without obtaining necessary permissions from the competent authority.		PP to complete tree plantation within the site during construction phase.		PP to submit relevant documents from the planning authority showing details of RG area with respect to the subdivided plots as proposed in the project		PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.
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Annexure 2

Details of the Project

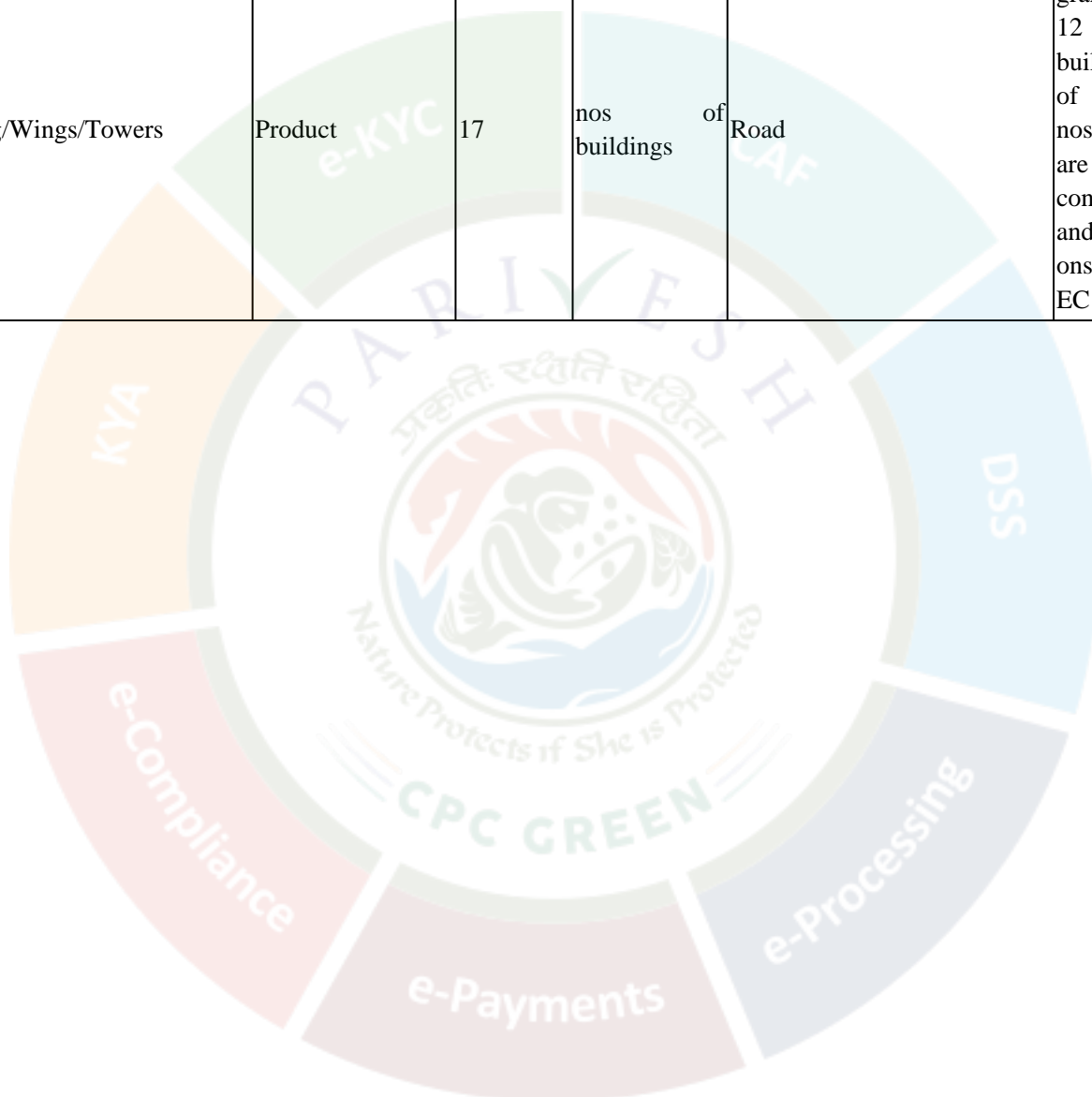
S. No.	Particulars	Details
a.	Details of the Project	Proposed Expansion of Redevelopment of Maitri Park CTS No. 1790 to 1811, 1813 and 1815 (New CTS No. 1773, 1790/A, 1813 and 1815) of Village Chembur and CTS No. 131,133 to 140 (New CTS No. 131/A) of village Wadwali, By M/s Shoden Developers Pvt. Ltd.
b.	Latitude and Longitude of the	19.04732282449459,72.90379832246327 19.05069488877945,72.90554442995844

S. No.	Particulars	Details	
	project site		
c.	Land Requirement (in Ha) of the project or activity	Nature of Land involved	Area in Ha
		Non-Forest Land (A)	3.7172
		Forest Land (B)	0
		Total Land (A+B)	3.7172
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)	95783	
g.	EMP Cost (in lacs)	2660	
h.	Employment Details		

Details of Products & By-products

Name of the product /By-product	Product / By-product	Quantity	Unit	Mode of Transport / Transmission	Remarks (eg. CAS number)
Total Construction Area	Product	197771.64	Sqm	Road	Proposed Total Construction Area
Ancillary Structures	Product	5	nos	Road	1 Clubhouse, 1 Multipurpose hall, 2 nos of parking Towers & substation
FSI Area	Product	110936.44	Sqm	Road	EC has been granted for FSI Area of 63066.00 sq.m, now the FSI Area

Name of the product /By-product	Product / By-product	Quantity	Unit	Mode of Transport / Transmission	Remarks (eg. CAS number)
					is increased to 110936.44 sq.m.
Non FSI Area	Product	86835.2	Sqm	Road	Proposed Non - FSI Area
Building/Wings/Towers	Product	17	nos buildings	of Road	EC was granted for 12 nos of building out of which 2 nos of wings are constructed and occupied onsite as per EC



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA/515080/2024
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s Shoden Developers Pvt. Ltd.
Olympia, Central Avenue,
Hiranandani Gardens, Powai,
Mumbai 400076

Subject : Environmental Clearance for proposed expansion of redevelopment of Maitri Park CTS No. 1790 to 1811, 1813 and 1815 (New CTS No. 1773, 1790/A, 1813 and 1815) of Village Chembur and CTS No. 131,133 to 140 (New CTS No. 131/A) of village Wadwali, by M/s Shoden Developers Pvt. Ltd.

Reference : Application no. SIA/MH/INFRA/515080/2024

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-II in its 238th meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 303rd meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 25th August, 2025.

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

S r. N o.	Description	Details
1	Whether the project falls within 5km of any protected area notified under Wildlife (Protection) Act, 1972, Critically Polluted Areas and Severely Polluted Areas as identified by the CPCB, eco-sensitive areas notified under Section 3(2) of Environment (Protection) Act,1896 as per Hon'ble National Green Tribunal order dated 9th August 2024	Yes

2	Proposal Number	SIA/MH/INFRA2/515080/2024	
3	Name of Project	Proposed Expansion of Redevelopment of Maitri Park CTS No. 1790 to 1811, 1813 and 1815 (New CTS No. 1773, 1790/A, 1813 and 1815) of Village Chembur and CTS No. 131,133 to 140 (New CTS No. 131/A) of village Wadwali, By M/s Shoden Developers Pvt. Ltd.	
4	Project category	8b (B1)	
5	Type of Institution	Private	
6	Project Proponent	Name	M/s Shoden Developers Pvt. Ltd.
		Regd. Office address	Olympia, Central Avenue, Hiranandani Gardens, Powai, Mumbai 400076, India.
		Contact number	99206 14817
		e-mail	vinod.kumbhar@houseofhiranandani.com
7	Consultant	Name: Enviro Analysts and engineers Private Limited NABET Accreditation number: NABET/EIA/24-27/RA 0355 Validity: 19 June 2027	
8	Applied for	New (as EC is expired)	
9	Location of the project	Maitri Park CTS No. 1790 to 1811, 1813 and 1815 (New CTS No. 1773, 1790/A, 1813 and 1815) of Village Chembur and CTS No. 131,133 to 140 (New CTS No. 131/A) of village Wadwali	
10	Latitude and Longitude	Latitude - 19°2'56.16"N Longitude - 72°54'16.73"E	
11	Plot Area (sq.m.)	37172.94	
12	Deductions (sq.m.)	4249.33	
13	Net Plot area (sq.m.)	32923.61	
14	Ground coverage (m2) & %	13066.98	
15	FSI Area (sq.m.)	1,10,936.44	
16	Non-FSI (sq.m.)	86,835.20	
17	Proposed built-up area (FSI + Non FSI) (sq.m.)	1,97,771.64	
18	TBUA (m ²) approved by Planning Authority till date	Concession received dated 19.08.2024 for FSI area of 1,10,936.44 sq.m	
19	Earlier EC details with Total Construction area, if any.	C Received dated 13/06/2008, FSI Area - 63066.00 sq.m	

20	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)			Construction completed as per Earlier EC is FSI area – 10101.84 sq.m, Non – FSI Area – 5469.80 sq.m & TBUA – 15571.64 sq.m for bldg. no 1			
21	Previous EC / Existing Building			Proposed Configuration			Reason for Modification / Change
	Buildin g Name	Configur ation	Hei ght (m)	Building Name	Configuration	Heig ht (m)	
	12 nos of Buildin g	20 upper floors	-	Building no. 1	Wing A & B-20 upper floors	69.15	
	Conveni ence shoppin g Comple x	-	-	Building no. 2	1 - 14 Towers		
				Tower 1	2 Basement + Lower Ground + Stilt/Upper ground + 1st to 18th upper residential floor	59.79	
				Tower 2	2 Basement + Lower Ground + Stilt/Upper ground + 1st to 18th upper residential floor	59.10	
				Tower 3	2 Basement + Lower Ground + Stilt/Upper ground + 1st to 18th upper residential floor	58.50	
				Tower 4	2 Basement + Lower Ground + Stilt/Upper ground + 1st to 18th upper residential floor	57.69	
				Tower 5	2 Basement + Lower Ground + Stilt/Upper ground + 1st to 18th upper residential floor	57.84	
				Tower 6,7,8	2 Basement + Lower Ground +	57.84	

					Stilt/Upper ground + 1st to 18th upper residential floor	
				Tower 9,10,11	2 Basement + Lower Ground + Stilt/Upper ground + 1st to 17th upper residential floor	57.84
				Tower 12, 13, 14	2 Basement + Lower Ground + Stilt/Upper ground + 1st to 18th upper residential floor	57.84
				Building no. 3	Part Basement + Gr (pt.)/St. (pt.) + 1st to 19th floor	60.54
				Miscellaneous Structure		
				Clubhouse	Ground floor structure on top of podium. Podium having stilt for parking	3.45
				Multipurpose Hall	Ground	3.90
				Receiving station	Ground	5.70
				Parking Tower 1	Up to 20 levels adjacent to T1	
				Parking Tower 2	Up to 20 levels adjacent to T5	
2 2	No. of Tenements & Shops			Existing Residential tenements – 116 nos. Proposed Residential tenements – 814 nos. Retail shops – 1407.34 sq.m Clubhouse – 1 no. MPH – 1 no.		
2 3	Total Population			Residential – 5467 nos. Clubhouse – 543 nos. Retail – 437 nos. MPH – 52 nos. Total – 6499 nos		
2 4	Total Water Requirements CMD			841 KLD Domestic – 507 KLD, Flushing – 266 KLD, Landscape – 68 KLD, Swimming Pool – 30 KLD		

2 5	Under Ground Tank (UGT) location	Bldg 1- flushed to ground Bldg 2- Lower Ground & upper ground Bldg 3- manhole of UGT at 1.5 m from ground level			
2 6	Source of water	MCGM			
2 7	STP Capacity & Technology	770 KLD, MBBR technology			
2 8	STP Location	Lower Ground & open to sky			
2 9	Sewage Generation CMD & % of sewage discharge in sewer line	697 KLD, 34% of sewage discharge in the sewer line.			
3 0	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	25 kg/day		Handed over to municipal waste collector
		Construction waste	Topsoil	1500 cum	Will reuse for landscaping
			Existing Structure to be Demolition	10300 cum	There will be transportation outside of plot as per NOC that will be obtained in due course.
			Excavation Debris quantity	207114 cum	There is cutting involved along with basement excavation. reusing of 15000 cum quantity in internal plot works & road development & remaining debris NOC that will be obtained in due course.
			Empty cement bags	110940 Mos.	To be handed over to local recyclers
			Steel	20 MT	To be handed over to local recyclers
			Aggreg	75 MT	To be used as a

			ates		layer for internal roads and building boundary wall.
			Broken Tiles	4625 sqm	Waste tiles to be used as china mosaic for terraces.
			Empty Paint Cans (20 litre/ can)	2775 nos.	To be handed over to recycler
3	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)		Treatment / disposal
1		Dry waste	1213 kg/day		Inert material will be sent to local body & recyclable will be sorted & handed over to authorized recycler
		Wet waste	1712 kg/day		To be processed in the OWC. Manure obtained shall be used for landscaping, Excess manure shall be sold to nearby end users
		E-Waste	3324 kg/annum		Will be collected and sent to MPCB authorized recyclers.
		STP Sludge (dry)	35 kg/day		Dry sewage sludge will be used as manure for gardening.
3	R.G. Area in sq.m.	RG required – 8063.88 sq. m			
2		RG provided on Mother Earth – 8064.89 sq. m.			
		RG provided on Podium/ hard paved - 4211.48+78.08 sq.m			
		Total R.G Area – 12354.45 sq.m			
		Existing trees on the plot: 596 Nos			
		Number of trees to be planted: 2886 nos			
		a)In RG area : 486 Nos.			
		b) In Miyawaki Plantation with area: 2400 nos + Shrubs in 800 sq.m area of Miyawaki			

		Number of trees to be cut/transplant: 184 Nos + 98 nos												
		Number of trees to be retain: 314 Nos												
		Trees to be planted in lieu of cut/transplanted trees as per cumulative age: 4022 nos.												
		Total trees to be planted after development: 3200 nos.												
		Total Trees to be planted off site: 1136 nos												
		all native trees will be planted and the above list doesn't include palm trees. species diversity of 25 to 30 nos will be planted												
3 3	Power requirement	During Operation Phase: Connected Load: 15114KW Maximum Demand: 6429KW												
3 4	Energy Efficiency	a) a) Total Energy saving (%): 20.95% b) b) Solar energy (%):6.8 % (321 KW)												
3 5	D.G. set capacity	2no x 320 KVA, 2 nos x 400KVA, 5 nos. x 625 KVA												
3 6	No. of 4-W & 2-W Parking with 25% EV	Required 4-Wheeler – 1588 nos Proposed 4-wheeler- 1805 nos + (10 nos in stilt of bldg. no 1) 2-Wheelers – 401 nos												
3 7	No. & capacity of Rain water harvesting tanks /Pits	RWH tanks with total capacity – 400 cum., with 2 days holding capacity.												
3 8	Project Cost in (Cr.)	Rs. 957.83 Cr												
3 9	EMP Cost	Construction phase - <table><tr><th>Parameter</th><th>Description & Criteria</th><th>Capital Cost in lakhs</th><th>Recurring cost in Lakhs/year</th></tr><tr><td>Water for dust suppression</td><td>During the construction phase, water will be required for sprinkling for suppression of dust and for construction purpose. Dust suppression machines + suppressant</td><td>9 (3 nos of DS machine}</td><td>87</td></tr><tr><td>Sensors based AQMS</td><td></td><td>4</td><td>0.5</td></tr></table>	Parameter	Description & Criteria	Capital Cost in lakhs	Recurring cost in Lakhs/year	Water for dust suppression	During the construction phase, water will be required for sprinkling for suppression of dust and for construction purpose. Dust suppression machines + suppressant	9 (3 nos of DS machine}	87	Sensors based AQMS		4	0.5
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Sensors based AQMS		4	0.5											

		Shade net		30	0.2
		Wind breakers for storage areas	Barr cation for cement and goods storage areas	2	0.1
		Tyre washing stations	Pit and grills for vehicles	2	0.5
		CnD Waste chutes		5	0.1
		Noise Monitoring	noise on daily basis.	0.5	0.01
		Soil erosion control	Cleaning and maintaining the site.	0.8	0.1
		Water Monitoring	Ambient air, drinking water, noise and soil testing on monthly basis.	30	8.6
		6 monthly Environment compliance	Status report of every 6 month to MPCB, RO Nagpur	0	1.5
		Site Sanitation	Toilet facility provided to the labors & Mobile STP	0.5	0.2
		Gardening Set up	Landscape development during construction phase. Phase wise	8	0.5
		Disinfection – Pest Control	Cleaning and maintaining the site.	2	0.5
		First aid facilities	Maintaining the first aid box available at site.	1	0.1
		Health Check Up	Six monthly health checkup and doctor visit as per requirement	0	1
		Training and awareness	Monthly awareness program for fire fighting and safety measures.	0	0.5

		Site barricading for Air and noise pollution	10 m hieght of site barricading	57	2.70
		Total		151.8	104.11
Operation phase –					
		Sr no	Method Adopted		Capital cost in lakhs
		1	Rain water harvesting and SWD	Construction of Tanks and filter units	24
		2	SWM	OWC installation, maintenance and handling of biodegradable garbage, segregation of waste	25
		3	STP.	MBBR installation, maintenance and handling	89
		4	Energy System	including Solar PV on terrace, LED, VFD, Electrical charging points, High Reflective materials, CO2 sensors, highly efficient pumps & motors etc.	217
		5	Landscaping+ Miyawaki	Tree plantation and landscape area development	230
		6	Off site tree plantation	Tree plantation and landscape area development	60
		7	LFD	Aerators, Dual plumbing system, Sensors based fixtures, sensor-based urinals such as magic eye sensor or Waterless urinals, Auto control valves, Pressure reducing device	14
		8	Basement Dewatering		7
		9	Basement		75

		ventilation		
10		Basement air cleaning		135
		Total		876
11		DMP		1844
		Grand Total		2720
Sr no	Method Adopted		O&M cost/ annum in lakhs	
1	Rain water harvesting	Maintenance and cleaning of Tanks and filter units	1.2	
2	SWM	OWC maintenance and handling of biodegradable garbage, segregation of waste	8	
3	STP.	MBBR maintenance and handling	14	
4	Energy System	including Solar PV on terrace, LED, VFD, Electrical charging points, High Reflective materials, CO2 sensors, highly efficient pumps & motors etc.	9	
5	Landscaping	Tree plantation and landscape area maintenance	46	
6	Off site tree plantation	Tree plantation and landscape area development	12	
7	LFD	Aerators, Dual plumbing system, Sensors based fixtures, sensor-based urinals such as magic eye sensor or Waterless urinals, Auto control valves, Pressure reducing device	--	
8	Basement Dewatering		1.4	
9	Basement ventilation		15	

		10	Basement air cleaning		17.6
			Total		1242
		11	DMP		110.56
			Grand Total		234.76
40	CER Details with justification if any....as per MoEF & CC circular dated 01/05/2018	With CER Shall be implemented as per OM F.NO. 22-65/2017-IA.III dated September 30,2020			
41	Details of Court Cases/litigations w.r.t the project and project location, if any.	NA			

The comparative statement of earlier EC and proposed construction as submitted by PP is as below:

Sr. No.	Project Details	Unit	Details		
			As per EC Received dated 13/06/2008	For proposed Amendment/expansion	Remarks
1	Plot area	Sq.m	37456.00	37172.94	As per Demarcation
2	FSI area	Sq.m	63066.00	110936.44	Increase in FSI area due to DCPR 2034
3	Non-FSI area	Sq.m	55835.08	86835.20	Corresponding
4	Total Built up area (Construction area)	Sq.m	118901.08	197771.64	increase in areas due to change in planning
5	Ground-coverage Area: (sqm) % on net plot	Sq.m	26958.00 72.13%	13066.98 39.65%	Due to change in planning.
6	Project Cost	Rs.	174 Cr	957.83 Cr	Increase in project cost as per current R&R
7	<i>Building Configuration</i>				
	Building nos	Nos	12	17	Increase as per

						revised planning
Buildings	Wings					
		12 Nos Residential Bldgs. with 20 Upper Floors and Convenience Shopping Complex	Bldg/Wing/Tower	Configuration	Height in meters	<p>Building nos 1 is constructed on-site as per EC and is completed and occupied.</p> <p>Rest of the building are now changed in planning. Work is not started for the new proposed building</p>
			Building no. 1	Wing A & B-20 upper floors	69.15	
			Building no. 2	1 - 14 Towers		
			Tower 1	2 Basement + Lower Ground + Stilt/Upper ground + 1st to 18th upper residential floor	59.79	
			Tower 2	2 Basement + Lower Ground + Stilt/Upper ground + 1st to 18th upper residential floor	59.10	
			Tower 3	2 Basement + Lower Ground + Stilt/Upper ground + 1st to 18th upper residential floor	58.50	
			Tower 4	2 Basement + Lower Ground + Stilt/Upper ground + 1st to 18th upper residential floor	57.69	
			Tower 5	2 Basement + Lower Ground + Stilt/Upper ground + 1st to 18th upper residential floor	57.84	
			Tower 6,7,8	2 Basement + Lower Ground + Stilt/Upper ground + 1st to 18th upper residential floor	57.84	

	Maximum height		69.15 M	69.15 M	Maximum height remains same
13	Total water requirement	KLD	519.9	841	Increased as per revised planning
14	Wastewater generation	KLD	430.76	697	
15	STP capacity	KLD	500	770	
16	Total Solid waste generation	Kg/D ay	2170	2925	Increase d as per revised planning
17	No. of Parking				
	4 Wheelers	Nos.	412	1815	As per revised planning
	2 Wheelers	Nos.	--	401	
18	Green Belt Development				
	Prop. Total R.G.	Sq.m	8300	12354.45	As per revised planning
19	Power Requirement				
	Connected Load	Kw	15300 KW	15114 KW	As per revised planning
	Maximum Demand	Kw	6508 KW	6429 KW	
	D.G. sets	KVA	250 KVA (12Nos) 125 KVA (1 Nos.)	320 KVA 2 Nos 400 KVA 2 Nos 625 KVA -5 Nos	

3. Proposal is an expansion of existing construction project. Proposal has been considered by SEIAA in its 303rd meeting held on 25th August, 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 there is no violation of requirement of EIA notification 2006, amended from time to time.

3. PP to obtain (i) revised nalla remarks (ii) Storm water drain remarks (iii) C & D Water management/SWM NOC. The local planning authority shall not issue occupation certificate unless all NOCs are in place.
4. PP to obtain and submit certified compliance report of earlier EC from the Regional Office of MoEF&CC, Nagpur.
5. 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.
6. PP to submit details of location of off-site tree plantation as per tree NOC along with credible documents approved by the competent authority.
7. PP to use treated water of existing STP used for occupied building in proposed construction.
8. PP shall not disturb/modify or divert any natural water drains without obtaining necessary permissions from the competent authority.
9. PP to complete tree plantation within the site during construction phase.
10. PP to submit relevant documents from the planning authority showing details of RG area with respect to the subdivided plots as proposed in the project.
11. PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.

SEIAA Conditions-

1. PP has provided mandatory RG area of 8063.88 m² on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. This EC is restricted up to 59.92m as per Civil Aviation NOC dated 30.01.2023
3. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
4. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
5. 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.
6. 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.
7. SEIAA decided to grant EC for FSI-110936.44 m², Non FSI- 86835.20 m², total BUA- 197771.64 m². (As per approval from MCGM dated-19.08.2024).

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 breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in
- XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on

the website of the Company by the proponent.


- XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

- I. PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.
 - II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
 - III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
 - IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
 - V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
 - VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
 - VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained

before starting proposed work at site.

6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.
8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


Jayashree Bhoj (IAS)
(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.
7. Regional Officer, Maharashtra Pollution Control Board, Mumbai.

