



File No: SIA/MH/INFRA2/544474/2025

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



Date 18/11/2025



To,

Sanjog Deshmukh
alperton developers and contractors private limited
B 1207, 12th Floor, One BKC, Bandra Kurla Complex, Bandra East, Mumbai 400051, MUMBAI
SUBURBAN, MAHARASHTRA, 400051
sanjog.d@sattvgroup.in

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/INFRA2/544474/2025 dated 11/07/2025 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. | EC25B3813MH5308430N |
| (ii) File No. | SIA/MH/INFRA2/544474/2025 |
| (iii) Clearance Type | Fresh EC |
| (iv) Category | B1 |
| (v) Project/Activity Included Schedule No. | 8(b) Townships/ Area Development Projects / Rehabilitation Centres
Proposed Amendment/Expansion of Slum Rehabilitation Scheme at plot bearing CS no. 426, 427(pt),431, 1/431, 432(pt.), 1/437, 437(pt.), 440(pt.), 645(pt), 646(pt), 648(pt) 649 (pt), 650 (pt),651(pt), 654, 655(pt), 657(pt) 658(pt), 659(pt), 854,869,870,871 of Parel Sewri division & CS No. 155(pt), 174(pt), 176(pt),1/177 ,185(pt), 1038, 1039 of Dadar Naigaon division,F/South ward of MCGM, by M/s. Alperton Developers and Contractors Pvt. Ltd. |
| (vii) Name of Project | |
| (viii) Name of Company/Organization | alperton developers and contractors private limited |
| (ix) Location of Project (District, State) | MUMBAI, MAHARASHTRA |

(x) Issuing Authority
(xi) Applicability of General Conditions as per
EIA Notification, 2006

SEIAA
No

Plot/Survey Khasra Nos.:

3. In view of the particulars given in the Para 1 above, the project proposal inter alia 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 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 , 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. Sanjog Deshmukh 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 operational phase) shall be prepared. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Six monthly progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six-Monthly Compliance Report.
 - (e) Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
 - (f) The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities

should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.

(g) Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

13. This issues with the approval of the Competent Authority

Annexure 1

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

1. Specific Condition

S. No	EC Conditions																
1.1	<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 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 requirement of EIA notification 2006, amended from time to time</td></tr> <tr> <td>3.</td><td>PP to obtain revised (i) CFO NOC for Sale Building 4, Rehab Building 4, Sale Building 5 & 6, (ii) Water Supply NOC, (iii) SWD NOC, (iv) SWM NOC, (v)HRC NOC. The planning authority shall not grant commencement certificate unless PP obtain all NOCs.</td></tr> <tr> <td>4.</td><td>PP to ensure that; the requirements of Bio Medical Waste Management Rules, 2016 amended from time to time are followed.</td></tr> <tr> <td>5.</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>6.</td><td>PP to complete tree plantation within the site during construction phase.</td></tr> <tr> <td>7.</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	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 revised (i) CFO NOC for Sale Building 4, Rehab Building 4, Sale Building 5 & 6, (ii) Water Supply NOC, (iii) SWD NOC, (iv) SWM NOC, (v)HRC NOC. The planning authority shall not grant commencement certificate unless PP obtain all NOCs.	4.	PP to ensure that; the requirements of Bio Medical Waste Management Rules, 2016 amended from time to time are followed.	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 complete tree plantation within the site during construction phase.	7.	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 Amendment/Expansion of Slum Rehabilitation Scheme at plot bearing CS no. 426, 427(pt),431, 1/431, 432(pt.), 1/437, 437(pt.), 440(pt.), 645(pt), 646(pt), 648(pt) 649 (pt), 650 (pt),651(pt), 654, 655(pt), 657(pt) 658(pt), 659(pt), 854,869,870,871 of Parel Sewri division & CS No. 155(pt), 174(pt), 176(pt),1/177 ,185(pt), 1038, 1039 of Dadar Naigaon division,F/South ward of MCGM, by M/s. Alperton Developers and

S. No.	Particulars	Details	
		Contractors Pvt. Ltd.	
b.	Latitude and Longitude of the project site	19.00054037869403,72.84663113410505 19.0061769814705,72.85104445486076	
c.	Land Requirement (in Ha) of the project or activity	Nature of Land involved	Area in Ha
		Non-Forest Land (A)	10.7988
		Forest Land (B)	0
		Total Land (A+B)	10.7988
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)	292788	
g.	EMP Cost (in lacs)	6395.28	
h.	Employment Details		

Details of Products & By-products

Name of the product /By-product	Product / By-product	Existing	Proposed	Total	Unit	Mode of Transport / Transmission
FSI Area	Product	489148.63	5859.37	495008	Sq.m.	NA
Non-FSI Area	Product	722200.41	-43142.63	679057.78	Sq.m.	NA
Total Construction Area	Product	1211349.04	-37283.26	1174065.78	Sq.m.	NA

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/544474/2025
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Alpertons Developers and Contractors Pvt. Ltd.
B-1207, 12th Floor,
One BKC, Bandra-Kurla Complex,
Bandra East, Mumbai,-400051

Subject : Environmental clearance for Proposed Amendment/Expansion of Slum Rehabilitation Scheme at plot bearing CS no. 426, 427(pt),431, 1/431, 432(pt.), 1/437, 437(pt.), 440(pt.), 645(pt), 646(pt), 648(pt) 649 (pt), 650 (pt),651(pt), 654, 655(pt), 657(pt) 658(pt), 659(pt), 854,869,870,871 of Parel Sewri division & CS No. 155(pt), 174(pt), 176(pt),1/177 ,185(pt), 1038, 1039 of Dadar Naigaon division,F/South ward of MCGM, by M/s. Alpertons Developers and Contractors Pvt. Ltd.

Reference : Application no. SIA/MH/INFRA2/544474/2025.

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-II in its 245th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 308th (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 7th October, 2025.

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

Sr. No.	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	No

	Tribunal order dated 9th August 2024		
2	Proposal Number	SIA/MH/INFRA2/544474/2025	
3	Name of Project	Proposed Amendment/Expansion of Slum Rehabilitation Scheme at plot bearing CS no. 426, 427(pt),431, 1/431, 432(pt.), 1/437, 437(pt.), 440(pt.), 645(pt), 646(pt), 648(pt) 649 (pt), 650 (pt),651(pt), 654, 655(pt), 657(pt) 658(pt), 659(pt), 854,869,870,871 of Parel Sewri division & CS No. 155(pt), 174(pt), 176(pt),1/177 ,185(pt), 1038, 1039 of Dadar Naigaon division,F/South ward of MCGM, by M/s. Alperton Developers and Contractors Pvt. Ltd.	
4	Project category	8(b) B1	
5	Type of Institution	Private	
6	Project Proponent	Name	M/s. Alperton Developers and Contractors Pvt. Ltd.
		Regd. Office address	B-1207, 12 th Floor, One BKC, Bandra-Kurla Complex, Bandra East, Mumbai,-400051
		Contact number	+919096172714
		e-mail	sanjog.d@sattvagroup.in
7	Consultant	Name: M/s. Enviro Analysts & Engineers Pvt. Ltd. NABET Accreditation No: NABET/EIA/24-27/RA01355 Validity: 19.06.2027	
8	Applied for	Amendment & Expansion	
9	Location of the project	Plot bearing CS no. 426, 427(pt),431, 1/431, 432(pt.), 1/437, 437(pt.), 440(pt.), 645(pt), 646(pt), 648(pt) 649 (pt), 650 (pt),651(pt), 654, 655(pt), 657(pt) 658(pt), 659(pt), 854,869,870,871 of Parel Sewri division & CS No. 155(pt), 174(pt), 176(pt),1/177 ,185(pt), 1038, 1039 of Dadar Naigaon division.,F/South ward of MCGM	
10	Latitude and Longitude	Latitude: 19°0'11.80"N Longitude: 72°50'57.16"E	
11	Plot Area (Sq.m.)	1,07,988.64 sq.m.	
12	Deductions (Sq.m.)	29,356.02 sq.m.	
13	Net Plot area (Sq.m.)	78,632.62 sq.m.	
14	Ground coverage (m ²) & %	48338.40 Sq m (61.47% of Net Plot area)	
15	FSI Area (Sq.m.)	4,95,008.00 Sq. m.	
16	Non-FSI (Sq.m.)	6,79,057.78 Sq. m.	
17	Proposed built-up area (FSI + Non FSI) (Sq.m.)	11,74,065.78 Sq. m.	

18	FSI area (m2) approved by Planning Authority till date			5,25,004.99 sq.m FSI area approved for scheme as per approval dated 27/06/2022, issued in the name of M/s. Omkar Realtors and Developers Pvt. Ltd.			
19	Earlier EC details with Total Construction area, if any.			S.No.	Date of EC	Total Construction Area	
				1	04/12/2010	97,226.45	
				2	25/04/2014	4,32,938.13	
				3	13/10/2015	4,32,938.13	
				4	03/12/2016	8,16,020.29	
				5	23/11/2017	8,40,528.16	
				6	14/02/2019	9,41,746.21	
				7	07/11/2019	12,11,349.04	
				Transfer of earlier EC from M/s. Omkar Realtors and Developers Pvt. Ltd. to M/s. Alperton Developers and Contractors Pvt. Ltd. has been approved by SEIAA has vide 291 st MoM dated 02/06/2025 and granted vide letter dated 12/07/2025			
20	Construction completed as per earlier EC (FSI + Non FSI) (Sq.m.)			Previous developer has completed 7,77,004.48 sq.m. construction on site			
21	Existing Building (As per EC dated 07/11/2019)			Proposed Configuration			Reason for Modification / Change
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
	Rehab Building no.1	Wing A to C- Gr. + 23 floors Wing D to F- Gr. + 22 floors	Wing A to C: 69.95 m Wing D to F- 69.50 m	Rehab Building no.1	Wing A to C- Gr. + 23 floors Wing D to F- Gr. + 22 floors	Wing A to C: 69.95 m Wing D to F- 69.50 m	Building completed and occupied
	Rehab Building no. 2	Gr. + 23 floors	69.75 m	Rehab Building no. 2	Gr. + 23 floors	69.75 m	Building complete

							d and occupied
					Wing A - Basement +Gr.+ 40th (pt) Flrs	119. 20 m	Change in nomencla ture as Wing A, Wing A construct ed and occupied
Rehab Building no. 3	Wing A to C - Basement (Services)+G r + 40 floors Wing D to G -Basement (Services)+G r + 23 floors	119. 20	Rehab Building no. 3		Wing B: Basement +Gr+ 39th Flrs.	120 m	Change in nomencla ture as Wing B Additiona l 16 no of floors proposed in Wing B & And Rehab Bldg. No 4 merged with Rehab Bldg. No. 3
Rehab Building 4	Basement (Services)+G round + 40 floors	119. 05	-	-	-	-	Rehab Bldg. 4 deleted & tenements from this building are now proposed in Rehab Bldg. 03. Sale Building 3 is now proposed in this place.

	Rehab Building no. 5	Basement (Services)+Gr + 40 floors	119.80	Rehab Building no. 4	2 Basements + Gr. + 1 st to 39 th (pt). Floors	118.25 m	Change in planning. Nomenclature changed & Rehab Bldg. 5 converted into Rehab Bldg. No. 4 Municipal school included in this building (Gr. + 3 floors). Construction not initiated
	Sale Building No. 1- Wing I	1LG+Gr+1st to 5th Podium +Amenity+54 flrs	223.86	Sale Building No. 1- Wing I	1LG+Gr+1st to 5th Podium +Amenity+54 flrs	223.86	Buildings completed and occupied
	Sale Building No. 1- Wing J	1LG+Gr+1st to 5th Podium +Amenity+54 flrs	223.86	Sale Building No. 1- Wing J	1LG+Gr+1st to 5th Podium +Amenity+54 flrs	206.65	
	Sale Building No. 1- Wing K	1LG+Gr+1st to 5th Podium +Amenity+49 flrs	190.65	Sale Building No. 1- Wing K	1LG+Gr+1st to 5th Podium +Amenity+49 flrs.	190.65	
	Sale Building No. 1 – wing L	4LG+Gr+1st to 5th Podium +Amenity+43 flrs	171.45	Sale Building No. 1- Wing L	4LG+Gr+1st to 5th Podium +Amenity+43 flrs.	171.45	

Sale Building No. 1 – wing M	4LG+Gr+1st to 5th Podium +Amenity+41 flrs	165.05	Sale Building No. 1 – wing M	4LG+Gr+1st to 5th Podium +Amenity+41 flrs	165.05	
Sale Building No. 1 – Wing N	1LG+Gr+1st to 5th Podium +Amenity+47 flrs	184.25	Sale Building No. 1 – Wing N	1LG+Gr+1st to 5th Podium +Amenity+47 flrs	184.25	
Sale Building No. 2	Gr. + 20 (pt). Floors	62.29	Sale Building No. 2	Gr. + 20 (pt). Floors	62.29	Building complete d and occupied
Composi te bldg No.1 - Rehab	Wing A,B,C - Gr+23 Floors	69.85	Composit e bldg no.1 - Rehab	Wing A,B,C - Gr+23 Floors	69.85	Buildings complete d and occupied
Composi te bldg No.1 - Sale	Wing A & B - Part Basement+G r +1st to 4th Podium +5th Amenity + 1st to 17th Flr + 18th Amenity + 19th to 27th Flr	111	Composit e bldg no.1 -Sale	Wing A & B - Part Basement+Gr +1st to 4th Podium +5th Amenity + 1st to 17th Flr + 18th Amenity + 19th to 27th flrs.	111	Buildings complete d and occupied
Composi te Bldg No 2	Wing A & B (Rehab & Sale) - B+Gr+2 Flrs	21.47	Composit e Bldg no. 2	Wing A & B (Rehab & Sale) - B+Gr+2 Flrs	21.47	Building complete d and occupied
	Wing C (School Bldg.) Gr. + 3 Flrs	18.95		Wing C (School Bldg.) Gr. + 3 Flrs	18.95	
School (Reserva tion of MAP)	G + 5 Flrs	26.45	-	-	-	School included in Rehab Building 4
Sale Bldg No.3	2 Basements +Lower Ground	231.20	Sale Building 4	Wing A: B1 + Gr. + 11 Podium + Stilt + 50 th Floor	205.70	Due to change in the

		+Ground floor +9Podium + Stilt Floor + 1st to 62nd floor.			Wing B: B1 + Gr. + 11 Podium + Stilt + 50 th Floor		planning No of floors reduced and nomencla ture changed to Sale Bldg. No. 3 to Sale Bldg. No. 4. constructi on not yet initiated
-	-	-	-	Sale Building no. 3 (Newly proposed)	Basement for services + Ground + 6 Podiums + Amenity + 1st to 22nd floor including Refuge flrs.	99.5 5	New sale building proposed
-	-	-	-	Sale Building 5 (Newly Proposed)	Basement + Ground + 7 Floors	31.5 0	New Sale building proposed, constructi on not yet initiated
				Sale Building No. 6 (Newly Proposed)	B + Gr. + 20 Floors	69.6 0	New proposed
Transit Building	Gr+7 upper Floor	20.9 5	-	-	-	-	Building Deleted

22	No. of Tenements & Shops	Rehab: Rehab Residential: 4661 nos. Rehab Commercial: 247 nos. Rehab R/C: 35 nos. Ex. Amenities : 35 Ex. Flour Mill : 01 Balwadi : 24 Welfare centre : 24 Society Office :51 Additional amenities : 40 Library : 3 Anganwadi : 3 Community Hall: 2 BUS Unit : 2 Total: 5128 nos. Sale Residential: 2877 nos. Sale Commercial: 157 nos. Total: 3034 nos.		
23	Total Population	Residential and Commercial (Rehab + Sale + School): 45109 Nos.		
24	Total Water Requirements CMD	Domestic: 3670 KLD Flushing: 1908 KLD Landscaping: 62 KLD Total: 5640 KLD		
25	Under Ground Tank (UGT) location	Basement		
26	Source of water	Brihanmumbai Municipal Corporation		
27	STP Capacity & Technology	Total 5500 KLD, MBBR Technology		
28	STP Location	Underground and open to sky		
29	Sewage Generation KLD % of sewage discharge in the sewer line	4844 KLD, 35 % discharge in sewer line		
30	Solid Waste Management during Construction Phase	Type	Quantity (Kg/d)	Treatment / disposal
		Dry waste	20 kg/day	Will be handed over to a recycler
		Wet waste	30 kg/day	Handed over to municipal waste collector
		Construction Waste	Excavation quantity 3487.6 cu.m.	Quantity to be used in project site for back filling

			Demolition quantity	2615.70 cu.m.	Shall be transported to as per SWM NOC
			Cement Bags	2000 nos.	Empty bags to be handed over to recycler.
			Paint container (@20L)	1000 nos.	To be handed over to recycler.
			Scrap metal	57 MT	100 % to be sold for recycling.
			Broken Tiles	19741.51 sq.m.	Waste tiles to be used for skirting. Broken pieces to be used for china mosaic water proofing terrace.
31	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)	Treatment / disposal	
		Dry waste	8922 kg/day	Will be handed over to a recycler	
		Wet waste	12631 kg/day	Composting by OWC- manure produced will be used at a site for landscaping,	
		E-Waste	800-900 kg/year	Will be collected and sent to MPCB authorized recyclers.	
		STP Sludge (dry)	242 kg/day	Dry sewage sludge will be used as manure for gardening.	
32	R.G. Area in sq.m.	RG required– 6290.60 Sq. m (8% of Net Plot)			
		R.G. provided on mother earth: 8241.96 Sq. m			

		Total: 8241.96 sq.m.	
		D.P. R.G. (reservation) – 8816.34 sq.m.	
		R.G. on Podium- 1512.72 sq.m.	
		Existing Trees on plot: 200 nos. (Already Planted)	
		Number of trees to be cut: Nil	
		Number of trees to be transplanted: Nil	
		Number of trees to be retained: 200 nos.	
		Number of trees to be planted:	
		- In RG area: 783 nos. (In RG and along plot boundary) - In Miyawaki Plantation (412 Sq.m.): 1236 nos trees and 412 nos. shrubs	
		Total Nos. of trees after development: 200 + 783 + 1236 nos. = 2219 nos. trees & 412 nos. Shrubs	
33	Power requirement	During Operation Phase:	
		Details	
		Connected load (kW)	105888 KW
		Demand load (kW)	39074 KW
34	Energy Efficiency	a) Total Energy saving (%): 20% b) Solar energy (%): 5%	
35	D.G. set capacity	1 X 500 kVA, 1 X 1250 kVA, 1 X 630 kVA, 1 X 1010 kVA, 1 X 425 kVA, 1 X 380 kVA, 3 X 750 kVA	
36	No. of 4-W & 2-W Parking with 25% EV	Total Parking: 4W Proposed: 6027 Nos., 2W: 543 Nos 25% of parking will be equipped with EV charging points	
37	No. & capacity of Rain water harvesting tanks /Pits	2026 cu.m.	
38	Project Cost in (Cr.)	Rs. 2927.88 Cr.	
39	EMP Cost	Construction Phase: Capital Cost: Rs. 107.5 Lakhs O & M Cost: Rs. 88.9 Lakhs Operation Phase: Capital Cost: Rs.6395.28 Lakhs (Including DMP) O & M Cost: Rs. 443.03 Lakhs (Including DMP)	

40	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.
41	Details of Court Cases/litigations w.r.t the project and project location, if any.	-

The comparative statement of earlier EC and proposed amendment/ expansion as given by PP is as below,

S.n o.	Description	As per EC received dt. 07/11/20 19	As per Proposed Amendment/ Expansion	Remarks				
1	Plot Area (m ²)	1,07,98 8.64	1,07,988.64	No Change				
2	Deductions(m ²)	29,300. 43	29,356.02	Deduction area increased due to addition of BEST units area & handed over to MCGM				
3	Net Plot Area (m ²)	78,688.2 1	78,632.62	Net plot area decreased due to addition of BEST units area in deduction				
4	FSI Area(m ²)	4,89,148 .63	4,95,008.00	FSI area increased slightly due to change in planning.				
5	Non-FSI Area(m ²)	7,22,200 .41	6,79,057.78	Non FSI area decreased due to change in planning				
6	Total Construction Area(m ²)	12,11,34 9.04	11,74,065.78	Total construction area decreased due to change in planning				
		Building	Configuratio n	Heig ht (m)	Buildi ng	Configur ation	Hei ght (m)	

7	Buildings Configuration with heights	Rehab Building no.1	Wing A to C- Gr. + 23 floors Wing D to F- Gr. + 22 floors	Wing A to C: 96.95 m Wing D to F- 69.50 m	Rehab Building no.1	Wing A to C- Gr. + 23 floors Wing D to F- Gr. + 22 floors	Wing A to C: 69.95 m Wing D to F- 69.50 m	Building completed and occupied
		Rehab Building no. 2	Gr. + 23 floors	69.75 m	Rehab Building no. 2	Gr. + 23 floors	69.75 m	Building completed and occupied
		Rehab Building no. 3	Wing A to C - Basement (Services)+Gr + 40 floors Wing D to G -Basement (Services)+Gr + 23 floors	119.20 m	Rehab Building no. 3	Wing A - Basement +Gr.+ 40th (pt) Flrs.	119.20 m	Wing A Constructed and Occupied, Change in nomenclature as Wing A
						Wing B- Basement +Gr+ 39th Flrs	120.00 m	Change in nomenclature as Wing B

								Additional 16 no of floors proposed in Wing B And Rehab Bldg. No 4 merged with Rehab Bldg. No. 3
		Rehab Building 4	Basement (Services)+Ground + 40 floors		Rehab Building 4	Deleted	-	Rehab Bldg. 4 deleted & tenement proposed in Rehab Bldg. 03 & now proposed Sale Bldg. No 3 in this place

		Rehab Buildin g no. 5 (Now known as R4)	Basement (Services)+G r + 40 floors	119. 80	Rehab Buildi ng no. 4	2 Basemen ts + Gr. + 1st to 39th (pt). Floors	118. 25	Change in planning. Nomencl ature changed & Rehab Bldg. 5 converte d into Rehab Bldg. No. 4
		Sale Buildin g no. 1- Wing I	1LG+Gr+1st to 5th Podium +Amenity+5 4 flrs	223. 86	Sale Buildi ng no. 1- Wing I	1LG+Gr +1st to 5th Podium +Amenit y+54 flrs	223. 86	Building complet ed and occupie d
		Sale Buildin g 1- Wing J	1LG+Gr+1st to 5th Podium +Amenity+5 4 flrs	206. 65	Sale Buildi ng 1- Wing J	1LG+Gr +1st to 5th Podium +Amenit y+54 flrs	206. 65	
		Sale Buildin g no. 1- Wing K	1LG+Gr+1st to 5th Podium +Amenity+4 9 flrs	190. 65	Sale Buildi ng no. 1- Wing K	1LG+Gr+ 1st to 5th Podium +Amenity +49 flrs.	190. 65	
		Sale Buildin g no. 1	4LG+Gr+1st to 5th Podium	171. 45	Sale Buildi ng no.	4LG+Gr+ 1st to 5th Podium	171. 45	

		- wing L	+Amenity+43 flrs		1- Wing L	+Amenity +43 flrs.		
		Sale Buildin g no. 1 - wing M	4LG+Gr+1st to 5th Podium +Amenity+41 flrs	165. 05	Sale Buildi ng no. 1 - wing M	4LG+Gr+ 1st to 5th Podium +Amenity +41 flrs	165. 05	
		Sale Buildin g no. 1 -Wing N	1LG+Gr+1st to 5th Podium +Amenity+47 flrs	184. 25	Sale Buildi ng no. 1 - Wing N	1LG+Gr+ 1st to 5th Podium +Amenity +47 flrs	184. 25	
		Sale Buildin g no. 2	Gr. + 20 (pt). Floors	62.2 9	Sale Buildi ng no. 2	Gr. + 20 (pt). Floors	62.2 9	Building complete d and occupied
		Sale Bldg No.3 (Now known as Sale Building 4)	Wing A & B: 2 Basements +Lower Ground +Ground floor +9Podium + Stilt Floor + 1st to 62nd floor.	231. 20	Sale Buildi ng 4	Tower (Wing A & B): B1 + Gr. + 11 Podium + Stilt + 50th Floor	205. 70	Due to change in the planning No of floors reduced and nomenc lature changed from Sale Bldg. No. 3 to

								Sale Bldg. No. 4
		Newly Prop. Sale bldg no 3	This bldg. was not there in this EC	-	Sale Building 3	Basement for services + Ground + 6 Podiums + Amenity + 1st to 22nd floor including Refuge flrs.	99.55	Rehab Bldg. 4 deleted & now proposed Sale Bldg. No 3 in this place
		Composite bldg no.1 - Rehab	Wing A,B,C - Gr+23 Floors	69.85	Composite bldg no.1 - Rehab	Wing A,B,C - Gr+23 Floors	69.85	Building completed and occupied
		Composite bldg no.1 - Sale	Wing A & B - Part Basement+Gr +1st to 4th Podium +5th Amenity + 1st to 17th Flr + 18th Amenity + 19th to 27th Flr	111	Composite bldg no.1 - Sale	Wing A & B - Part Basement +Gr +1st to 4th Podium +5th Amenity + 1st to 17th Flr + 18th Amenity + 19th to 27th flrs.	111	Building completed and occupied
		Composite Bldg no	Wing A & B: B+Gr+2 Flrs	21.47	Composite Bldg	Wing A & B:	21.47	Building complete

		2 (Rehab & Sale)			no 2 (Rehab & Sale)	B+Gr+2 Flrs		d and occupied
		Composite Bldg no 2 (School Bldg)	Wing C: Gr. + 3 Flrs	18.95	Composite Bldg no 2 (School Bldg)	Wing C: Gr. + 3 Flrs	18.95	
		School (Reservation of MAP)	G + 5 Flrs	26.45		Deleted	-	School included in Rehab Building 4.
		Sale Building 5	-	-	Sale Building 5	Basement + Ground + 7 Floors	31.50	New Sale building proposed
		Sale Building 6	-	-	Sale Building 6	B + Gr. + 20 Floors	69.60	New Sale building proposed
		Temporary Transit Building	Gr+7 upper Floor			-	-	Building Deleted
8	Tenements (nos.)	Rehab: 5993 nos.	Rehab: 5128 nos.	Due to change in tenant eligibility, Rehab units decreased.				
		Sale: 3104 nos.	Sale: 3034 nos.	Due to change in planning sale unit decreased				
9	Population (Nos.)	46955 Nos	45109 Nos.	Decreased				

10	Total Water Requirement (KLD)	Domestic: 4008 KLD Flushing: 2040 KLD Gardening: 87 KLD	Domestic: 3670 KLD Flushing: 1908 KLD Gardening: 62 KLD	Decrease due to decrease in occupancy
11	Waste Water Generation (KLD) & STP Capacity	Waste Water Generation: 5246 KLD STP Capacity: 5610 KLD	Waste Water Generation: 4844 KLD STP Capacity: 5500 KLD	Sewage generation reduced
12	Total Solid Waste Generation (kg/day)	23083	21553	Decreased
13	Parking (nos.)	4851 nos.	6027 nos.	As per requirement
14	R. G. Area (m ²)	Layout R.G. on ground: 9659.16 sq.m. D.P. R.G.: 8816.34 sq.m. R.G. on Podium: 3107.12 sq.m.	Layout R.G. on ground: 8241.96 sq.m. D.P. R.G.: 8816.34 sq.m. R.G. on Podium: 1512.72 sq.m.	Meeting requirements

15	Rainwater Harvesting	1855 KLD	2026 KLD	Increasing
16	Connected Load (kW)	101679	105888	Increasing
17	Demand Load (kW)	42139	39047	Decreased
18	D.G. sets	3 Nos 1250 KVA +2 Nos 990 KVA+1 No 1010 KVA+1 No 750 KVA+1 No 500 KVA + 1 No 900 KVA+1 No 250 KVA + 1No 425 KVA	1 X 500 kVA, 1 X 1250 kVA, 1 X 630 kVA, 1 X 1010 kVA, 1 X 425 kVA, 1 X 380 kVA, 3 X 750 kVA	As per requirement
19	Project Cost	2223 Cr	Rs. 2927.88 Cr.	Increase in project cost due to change in planning

3. PP had obtained earlier ECs vide letter on 04.12.2010 (97226.45 sq.m.), 25.04.2014 (432938.13 sq.m.), 13.10.2015 (432938.13 sq.m.), 03.12.2016 (816020.29 sq.m.), 23.11.2017 (840528.16 sq.m.), 14.02.2019 (941746.21 sq.m.), 07.11.2019 (1211349.04 sq.m.) Proposal has been considered by SEIAA in its 307th (Day-1) meeting held on 7th 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:**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 revised (i) CFO NOC for Sale Building 4, Rehab Building 4, Sale Building 5 & 6, (ii) Water Supply NOC, (iii) SWD NOC, (iv) SWM NOC, (v) HRC NOC. The planning authority shall not grant commencement certificate unless PP obtain all NOCs.
4. PP to ensure that; the requirements of Bio Medical Waste Management Rules, 2016 amended from time to time are followed.
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 complete tree plantation within the site during construction phase.
7. 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 6290.61m² on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. This EC is not including for Rehab building no.4 as PP has not obtained CFO NOC.
3. This EC is restricted height for Sale building no. 04 up to 120m as PP has not obtained HRC NOC.
4. In view of the fact that the building height is exceeding 90m as per UDCPR regulation incorporated vide Notification dated 10.10.2024, provision of fire break water tank and fire tower be made in the building.
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. 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.
8. 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.
9. SEIAA decided to grant EC for-FSI 4,95,008.00m², Non FSI 6,79,057.78m², total BUA 11,74,065.78m². (Plan approval No. SRA/ENG/1678/ML&PL/LOI, dated 14.08.2025) (FSI restricted as per approval and non FSI as per appraisal)

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, Brihanmumbai Municipal Corporation (BMC).
7. Regional Officer, Maharashtra Pollution Control Board, Mumbai.