सत्यमेव जयते

File No: SIA/MH/INFRA2/582907/2026

State Environment Impact Assessment Authority (SEIAA), Maharashtra

(Constituted as per the provision of EIA Notification, 2006, as amended by the Ministry of Environment, Forest and Climate Change, Government of India)

Date **07/10/2026**

To,

Mitesh Siddhapura
acme realties private limited
T4,T5 3rd floor, metropole bldg, bund garden rd camp, Pune,, Pune, PUNE, MAHARASHTRA, 411001
sandeep.mane@mantraproperties.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/INFRA2/582907/2026 dated 29/06/2026 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.	EC26B3812MH5849079N
(ii) File No.	SIA/MH/INFRA2/582907/2026
(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 Acme boulevard redevelopment project under scheme 33(5) of MCGM DCPR for plot bearing CST no.160A/1(PT) &162(PT) of village Majas Part -1, 163(pt),165(pt) of Village Majas part 2, &170(pt), &170(c) of village Majas part -3 at (101&109 to 143)Sarvodaya Nagar Mhada layout, Sarvodaya Nagar , Jogeshwari (East), Mumbai 400060 by M/s Acme Realties Pvt. Ltd & two others C.A to owner Majas Wadi Sarvoday Nagar C.H.S ltd
(viii) Name of Company/Organization	acme realties private limited

(ix) Location of Project (District, State)	MUMBAI SUBURBAN, MAHARASHTRA
(x) Issuing Authority	SEIAA
(xi) Applicability of General Conditions as per EIA Notification, 2006	No

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 SEIAA Appraisal Committee hereby accords Environment Clearance to the instant proposal of M/s. Mitesh Siddhapura 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 issuing authority 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. 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.

12. This issues with the approval of the Competent Authority

Copy To

1. The Deputy Director General, Regional Office, Deputy Director General Of Forests (C) Ministry Of Environment Forest And Climate Change Integrated Regional Office Ground Floor East Wing New Secretariat Building Civil Lines Nagpur-440001., N/A, N/A, apccfcentral-ngp-mef@gov.in

2. The Member Secretary, SPCB/PCC, Kalptaru Point 2nd - 4th Floor Opp. Cine Planet Sion Circle Sion (E), Mumbai, Maharashtra, mpcbparivesh@mpcb.gov.in

Annexure 1

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

1. Specific Environmental Conditions

<table>
<tr><th>S. No</th><th>EC Conditions</th></tr>
<tr><td>1.1</td><td><u>During the discussion following points emerged</u>:
<table>
<tr><th>No.</th><th>Conditions</th></tr>
<tr><td>1.</td><td>PP to obtain NOCs (i) Concession Plan, (ii) C&D Waste NOC, (iii) Tree Authority NOC, (iv) SWM NOC.</td></tr>
<tr><td>2.</td><td>PP to obtain Certified Compliance Report from Integrated Regional Office, of MoEF&CC Nagpur.</td></tr>
<tr><td>3.</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. PP to obtain all Mandatory NOCs from the Competent Authority required for the Proposed Project. The planning authority shall not grant an occupation certificate unless the PP obtain all NOCs.</td></tr>
<tr><td>4.</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>5.</td><td>The underground suction tank shall be located to close as possible to the existing water main in municipal Road and the save shall not be in 1.5 m vicinity of drainage/ sewer line/Manhole/ Inspectoral chamber top of the undergo state tank shall be maintained as about 60 cm above adjacent ground/ floor level and minimum head clearance of 1.2 m shall be maintained for inspection and clean of tanks and also a clear minimum distance of 6m shall be maintain between STP+ UG tank.</td></tr>
<tr><td>6.</td><td>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.</td></tr>
<tr><td>7.</td><td>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.</td></tr>
<tr><td>8.</td><td>PP to complete the tree plantation within the site during the construction phase.</td></tr>
<tr><td>9.</td><td>PP to comply with the provisions of Solid Waste Management Rules, 2026, Environment (Construction and Demolition) Waste Management Rules, 2025, E-Waste (Management)</td></tr>
</table></td></tr>
</table>

S. No	EC Conditions
	Rules, 2022 and consequent Office Memorandums / Directions / Orders etc. issued by the competent authorities therein and by MoEF&CC as amended till date. **Decision:** -In view of above discussion, SEAC-2 decided to **recommend** the proposal to the SEIAA for the grant of Environmental Clearance subject to compliance of above points and as agreed by the PP during deliberations.

Annexure 2

Details of the Project

S. No.	Particulars	Details
a.	Details of the Project	Proposed Expansion of Acme boulevard redevelopment project under scheme 33(5) of MCGM DCPR for plot bearing CST no.160A/1(PT) &162(PT) of village Majas Part -1, 163(pt),165(pt) of Village Majas part 2, &170(pt), &170(c) of village Majas part -3 at (101&109 to 143)Sarvodaya Nagar Mhada layout, Sarvodaya Nagar , Jogeshwari (East), Mumbai 400060 by M/s Acme Realties Pvt. Ltd & two others C.A to owner Majas Wadi Sarvoday Nagar C.H.S ltd
b.	Latitude and Longitude of the project site	19.13285622016962,72.86227600884614 19.13442879490225,72.86506185821293
c.	Land Requirement (in Ha) of the project or activity	**Nature of Land involved** / **Area in Ha** Non-Forest Land (A) / 3.517 Forest Land (B) / 0 Total Land (A+B) / 3.517
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)	95000
g.	EMP Cost (in lacs)	3662.49

S. No.	Particulars	Details
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
TOTAL CONSTRUCTION AREA	Product	302507.27	-7406.25	295101.02	SQM.	NA

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/582907/2026
Environment & Climate Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s Acme Realties Pvt. Ltd & two others
C.A to owner Majas Wadi Sarvoday Nagar C.H.S ltd
Located at CST no.160A/1(PT) &162(PT) of village Majas Part -1, 163(pt),165(pt) of Village Majas part 2, &170(pt), &170(c) of village Majas part -3 at (101&109 to 143)Sarvodaya Nagar Mhada layout, Sarvodaya Nagar , Jogeshwari (East), Mumbai 400060

Subject : Environmental Clearance for plot bearing CST no.160A/1(PT) &162(PT) of village Majas Part -1, 163(pt),165(pt) of Village Majas part 2, &170(pt), &170(c) of village Majas part -3 at (101&109 to 143)Sarvodaya Nagar Mhada layout, Sarvodaya Nagar , Jogeshwari (East), Mumbai 400060 by M/s Acme Realties Pvt. Ltd & two others C.A to owner Majas Wadi Sarvoday Nagar C.H.S ltd

Reference : Application no. SIA/MH/INFRA2/582907/2026

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-II in its 308th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 364th meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 29th September, 2026.

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

Sr.	Description	Details	
1	Proposal Number	**SIA/MH/INFRA2/582907/2026**	
2	Name of Project	Proposed Amendment in redevelopment project under scheme 33(5) of MCGM DCPR for plot bearing CST no.160A/1(PT) &162(PT) of village Majas Part -1, 163(pt),165(pt) of Village Majas part 2, &170(pt), &170(c) of village Majas part -3 at (101&109 to 143)Sarvodaya Nagar Mhada layout, Sarvodaya Nagar , Jogeshwari (East), Mumbai 400060 by M/s ACME REALTIES PVT. LTD	
3	Project category	8b (B1)	
4	Type of Institution	Private	
5	Project Proponent	Name	M/s Acme Realties Pvt. Ltd & Two others C.A to owner Majas Wadi Sarvoday Nagar C.H.S ltd
		Regd. Office address	T4, T5 3rd floor, metropole bldg, bund

			garden rd camp, Pune,
		Contact number	xxxxxx9440
		e-mail	sandeep.mane@mantraproperties.in
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	Plot bearing CST no.160A/1(PT) &162(PT) of village Majas Part -1, 163(pt),165(pt) of Village Majas part 2, &170(pt), &170 (c) of village Majas part -3 at (101&109 to 143) Sarvodaya Nagar Mhada layout, Sarvodaya Nagar, Jogeshwari (East), Mumbai 400060	
9	Latitude and Longitude	19° 8'0.95"N & 72°51'49.53"E	
10	Plot Area (sq.m.)	35,173.44 Sq m	
11	Deductions (sq.m.)	3267.68 Sqm	
12	Net Plot area (sq.m.)	31905.76 Sqm	
13	Ground coverage (m2) & %	17665.00 sqm (50%)	
14	FSI Area (sq.m.)	157922.82 Sqm	
15	Non-FSI (sq.m.)	137178.21 Sqm	
16	Proposed built-up area (FSI + Non FSI) (sq.m.)	295101.02 Sqm	
17	TBUA (m2) approved by Planning Authority till date	Concession is process. Application is made to MHADA	
18	Earlier EC details with Total Construction area, if any.	The proposed project has received earlier EC, dated 31.03.2020 vide letter no SIA/MH/MIS/137487/2020 for the total Plot area 35173.44 sq. m and total construction Area of 3,02,507.27 sq. m	
19	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)	As per EC 1 nos. of rehab buildings 2 is partly constructed on-site and occupied i.e wing R1, R2, R3 and work of part sale tower i.e S4 and S5 is done as per EC. Sale building is not yet occupied 75256.54 sqm of work is done at site out of EC approved area of 3,02,507.27 sqm	

20	Previous EC / Existing Building		Proposed Configuration				Reason for Modification / Change
	Building Name	**Configuration**	**Height (m)**	**Building Name**	**Configuration**	**Height (m)**	
1	Sale	S9 &S10-Gr/pit	69.55	Sale	Ground +1st	56.52	Change in

	Building No 1	puzzle/community hall &shops +2p/ community hall +3rd floor to 22nd floor	m	bldg.no 3	to 18th floor (service Basement)	m	nomenclature of from bldg. 1 to 3. Change in planning and no work started
2	Rehab Building No 2	R1,R2,R3,R4-Gr+3p+19 floors	69.20 m	Rehab Building No 1	R1,R2,R3,R4-Gr+3p+19 floors	69.20 m	No change in the planning of the building. Remains same as per EC. Change in nomenclature of from bldg. 2 to 1. R1, R2, R3 is completed and ocuupied. R4 not started
3	Sale Building No 3	S1, S2, S3, S6, S7 & S8 =2B+LG+UGR+2P+ stilt/Flats/Amenities /Clubhouse +26 floors	94.12 m	Sale bldg.no 1	Wing A, B,C-4B+ Gr+1st to 18th Floor	55.10 m	Bldg. split in 2 bldg now. Change in planning. Work not started
				Sale bldg.no 2	Wing A, B, C, D-4B + Gr +1st to 18th Floor	55.10 m	
4	S4 & S5	2B+LG+GR+1P+stilt+26 Floors+ 1fire check floor	94.12 m	Sale bldg.no 4	S4, S5-2B+LG+GR +1P+stilt (edeck)+26 Floors+ 1fire check floor	90.3 m	Completed as per EC received. Height is reduced due to restriction as per Civil aviation. Change in nomenclature bldg. 4 Not yet occupied Podium extent not net constructed
5	Rehab Building No 4	R5,R6,R7 = Gr+ 22 floors	68.35 m	Rehab bldg no - 2	2B+ Gr+ 3 level podium +1st to 14th Floor	54.30 m	Change in nomenclature. Change in planning and no work started

6	R8	Gr/shops +part 18 floors+ Part 21 floors	68.35 m	Rehab bldg no - 3	A,B,C,D- 2B+ Gr+ 3 level podium + Amenity floor+ 2nd to 14th Floor	54.15 m	Change in nomenclature. Change in planning and no work started
7					Stage, Buddha Vihar		

21	No. of Tenements & Shops	Rehab: 577 No's, Shops= 145 No's; **Total- 722 nos** Sale : 1345 No's, Shops : 17 No's; **Total- 1362 nos**
22	Total Population	Rehab: 3251 Nos; Sale: 5830 Nos; **Total : 9081 Nos**
23	Total Water Requirements CMD	1200 KLD, Domestic water- 783 KLD, Flushing water- 395 KLD, RG water- 22 KLD
24	Under Ground Tank (UGT) location	Basement. Manhole at 1.5m from ground level for proposed bldg.
25	Source of water	MCGM
26	STP Capacity & Technology	1120 KLD; MBBR

Rehab bldg. 1	Rehab bldg. 2,3	Sale Bldg 1,2,4	Sale Bldg 3	Total
140	230	620	130	1120

27	STP Location	Basement
28	Sewage Generation CMD & % of sewage discharge in sewer line	1022 KLD; 35% in Municipal Sewer. Excess treated water will be used for nealr by Gardens

29	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	1690 Cum	Will be used for landscaping
			Excavation Debris quantity due to proposed expansion	2,00,000 Cum	Will reusing the approximately 20000 cum quantity in internal plot works & road development & for the remaining debris, NOC that will be obtained in due course.
			Empty cement bags	200000	To be handed over to local recyclers
			Steel	35 MT	To be handed over to local recyclers

			Aggregates	100 MT	To be used as a layer for internal roads and building boundary walls.
			Broken Tiles	6000 sqm	Waste tiles to be used as a china mosaic for terraces.
			Empty Paint Cans (20 litre/ can)	3500 nos	To be handed over to a recycler

30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	**Type**	**Quantity (Kg/d)**	**Treatment / disposal**
		Dry waste	1764 Kg/day	Inert material will be sent to local body & recyclable will be sorted & handed over to authorized recycler
		Wet waste	2647 Kg/day	To be processed in the OWC. Manure obtained shall be used for landscaping, Excess manure shall be sold to nearby end users. 4 nos of OWC proposed
		E-Waste	5 kg/day	Will be collected and sent to MPCB authorized recyclers.
		STP Sludge (dry)	51 Kg/day	Dry sewage sludge will be used as manure for gardening.

31	R.G. Area in sq.m.	RG required: 3190.57 Sq. m (10 %)
		R.G on ground -mother earth: 3191.36 sqm
		RG on ground paved – Basement top: 1161.95 sqm RG area Provided on Podium: 1096.34 sqm Total RG area proposed: 5449.65 sqm
		Existing trees on the plot: 143 Nos
		Number of trees to be planted: a)In RG area : 450 Nos b) In Miyawaki Plantation with area (200 Sqm): 1600 Nos
		Number of trees to be cut/transplant: 143 Nos
		Number of trees to be retain: 0
		Trees to be planted in lieu of cut/transplanted trees as per cumulative age: 1800 Nos
		Total trees to be planted after development: 2050 Nos
		Native species will be used. No palm will be planted
32	Power requirement	During Operation Phase: Connected Load: 29410 KW Maximum Demand: 9200 KW
33	Energy Efficiency	a) Total Energy saving (%): 21%, b) Solar energy (%): 5% (350 KW)
34	D.G. set capacity	500*6 400*1 150*1 380*1
35	No. of 4-W & 2-W Parking with 25% EV	Rehab 4-Wheeler – 543 nos Sale 4-wheeler- 935 nos Rehab 2-Wheeler convertible – 96 nos Sale 2-Wheeler convertible - 238 nos Basement air cleaning units to be installed

36	No. & capacity of Rain water harvesting tanks /Pits	RWH tanks with total capacity – 597 (2 Days Holding Capacity)
37	Project Cost in (Cr.)	Rs 950 Cr

38 EMP Cost

Construction Phase cost:

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	5 2 nos of DS machine	75
Sensors based AQMS		1.5	0.5
Shade net		30	0.5
Wind breakers for storage areas	Barrication for cement and goods storage areas	1.5	0.1
Tyre washing stations	Pit and grills for vehicles	1	0.5
CnD Waste chutes		2.5	0.1
Noise Monitoring	noise on daily basis.	0.6	0
Soil erosion control	Cleaning and maintaining the site.	0.2	0.1
Water Monitoring	Ambient air, drinking water, noise and soil testing on monthly basis.	0	0.5
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	3	6
Gardening Set up	Landscape development during construction phase. Phase wise	30	2.5
Disinfection – Pest Control	Cleaning and maintaining the site.	1	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 firefighting and safety measures.	0	0.5

Site barricading for Air and noise pollution	10 m height of site barricading	25	0.2
Total		112.3	89.6

2. Operation Phase cost:

Sr no	Method Adopted		Capital cost in lakhs
1	Rain water harvesting	Construction of Tanks and filter units	15.00
2	SWM	OWC installation, maintenance and handling of biodegradable garbage, segregation of waste	50.00
3	STP.	MBBR installation, maintenance and handling	280.00
4	Energy System	including Solar PV on terrace, LED, VFD, Electrical charging points, High Reflective materials, CO2 sensors, highly efficient pumps & motors etc	350.00
5	Landscaping	Tree plantation and landscape area development	75.00
6	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	175.00
7	Basement Ventilation,	Axial fans, jet fans	110.00
8	Basement Air cleaning	BAC units	60.00
9	Basement Dewatering	Pumps and sumps	8.00
10	DMP	Infrastructure for disaster management	2337.59
11	EV charging		937.50
12	Excess treated water		0.5
13	Total		4398.59

Sr no	Method Adopted		O&M (L/Y)
1	Rain water harvesting	Construction of Tanks and filter units	1.5

		2	SWM	OWC installation, maintenance and handling of biodegradable garbage, segregation of waste	10.0
		3	STP.	MBBR installation, maintenance and handling	40.0
		4	Energy System	including Solar PV on terrace, LED, VFD, Electrical charging points, High Reflective materials, CO2 sensors, highly efficient pumps & motors etc	3.00
		5	Landscaping	Tree plantation and landscape area development	14.0
		6	Basement Ventilation,	Axial fans, jet fans	6.0
		7	Basement Air cleaning	BAC units	14.5
		8	Basement Dewatering	Pumps and sumps	0.6
		9	DMP	Infrastructure for disaster management	100.28
		10	EV charging		10.00
		11	Excess treated water		5.00
		12	Total		204.88
39	CER Details with justification if any….as per MoEF&CC circular dated 01/05/2018			It will be as per the OM dated 30th September 2020.	
40	Details of Court Cases/litigations w.r.t the project and project location, if any.			NA	

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

Sr.	Project Details	EC received	Proposed Expansion	Remarks
1	Plot area	35,173.44 Sqm	35,173.44 Sq m	No change in Plot area
2	FSI area	147062.89 Sqm	157922.82 Sqm	Increase in FSI area as per DCPR 2034
3	Non FSI	155444.38 Sqm	137178.21 Sqm	Decrease in Non FSI due to change in planning
4	Total Construction area	302507.27. Sqm	295101.02 Sqm	Decrease in TCA due to change in planning
5	Project cost	Rs 639 Cr	Rs 950 Cr	Increase in project cost due change in planning
6	Tenements	Rehab: 597 No's Shops= 137 No's Total- 734 nos	Rehab: 577 No's Shops= 145 No's Total- 722 nos	As per revised planning

			Sale: 1390 No's Shops: 9 No's Total- 1399 nos		Sale: 1345 No's Shops: 17 No's Total- 1362 nos			Reduction in sale flats due ot change in planning	
7	Occupants		Rehab: 3409 No's Sale: 7493 Nos Total : 10902		Rehab: 3251 Nos Sale: 5830 Nos Total : 9081 Nos			Reduction in population due to reduction in flats and as per NBC 2026	
		EC received			Proposed Expansion				
8		Bldg	Configuration	Height	Bldg	Configuration	Height	Remarks	
	Building Configuration	Sale Building No 1	S9 &S10-Gr/pit puzzle/community hall &shops +2p/ community hall +3rd floor to 22nd floor	69.55 m	Sale bldg. no 3	Ground +1st to 18th floor (service Basement)	56.52 m	Change in nomenclature of from bldg. 1 to 3. Change in planning and no work started	
		Reha b Building No 2	R1,R2,R3,R4-Gr+3p+19 floors	69.20 m	Reha b Building No 1	R1,R2,R3 ,R4-Gr+3p+19 floors	69.20 m	No change in the planning of the building. Remains same as per EC. Change in nomenclature of from bldg. 2 to 1. R1, R2, R3 is completed and ocuupied. R4 not started	
		Sale Building No 3	S1, S2, S3, S6, S7 & S8 = 2B+LG+UGR+2P+ stilt/Flats/Amenities /Clubhouse +26 floors	94.12 m	Sale bldg. no 1	Wing A, B,C-4B+ Gr+1st to 18th Floor	55.10 m	Bldg. split in 2 bldg now. Change in planning. Work not started	
					Sale bldg. no 2	Wing A, B,C,D-4B+ Gr+1st to 18th Floor	55.10 m		
		S4 &	2B+LG+GR+1P+sti	94	Sale	S4, S5-	90.3	Completed as	

		S5	lt+26 Floors+ 1fire check floor	.12 m	bldg. no 4	2B+LG+ GR+1P+stilt (edeck)+26 Floors+ 1fire check floor	m	per EC received. Height is reduced due to restriction as per Civil aviation. Change in nomenclature bldg. 4 Not yet occupied Podium extent not net constructed
		Reha b Building No 4	R5,R6,R7 = Gr+ 22 floors	68.35 m	Reha b bldg no - 2	2B+ Gr+ 3 level podium +1st to 14th Floor	54.30 m	Change in nomenclature. Change in planning and no work started
		R8	Gr/shops +part 18 floors+ Part 21 floors	68.35 m	Reha b bldg no - 3	A,B,C,D- 2B+ Gr+ 3 level podium + Amenity floor+ 2nd to 14th Floor	54.15 m	Change in nomenclature. Change in planning and no work started
						Stage, Buddha Vihar		

9	Total water requirement	1718 KLD	1200 KLD	Reduction in water requirement due to reduction in population
10	Wastewater generation	1433 KLD	1022 KLD	
11	STP capacity	1509 KDL	1120 KLD	
12	Total Solid waste generation	5652 kg/day	4411 Kg/day	Reduction in total solid waste
13	Parking	4W required: 1875 No's 4W provided: 2067 No's	4W required: 1476 No's 4W provided: 1478 No's	Reduction in 4W as per revised planning
14	RG area	RG required :3064.07 Sq. m (10 %) RG on Ground: 9461.33 sqm RG on Podium: 3717.77 sq.m Total RG area	RG required: 3190.57 Sq. m (10 %) R.G on ground - mother earth: 3191.36 sqm RG on ground paved – Basement top: 1161.95 sq. m	As per revised planning

		proposed :13179.1 sq. m	RG area Provided on Podium: 1096.34 sqm Total RG area proposed: 5449.65 sq. m	
15	Connected load	39937 kW	29410 kW	As per calculation
16	Maximum demand Load	17282 kW	9200 kW	As per calculation
17	DG set	1 x 500 KVA, 1 X 750 KVA ,2 x 1010 KVA, 1 X 380 KVA	6 x 500,1x 400, 1x 150, 1x 380	As per calculation

PP has obtained earlier EC from SEIAA, Maharashtra PP has obtained first EC vide No. SIA/MH/MIS/137487/2020 dated. 31.03.2020 for the total Plot area 35173.44 sq. m and total construction Area of 3,02,507.27 sq.m.. Proposal has been considered by SEIAA in its 364th meeting held on 29th September, 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:

SEAC Conditions-

1. PP to obtain NOCs (i) Concession Plan, (ii) C&D Waste NOC, (iii) Tree Authority NOC, (iv) SWM NOC.
2. PP to obtain Certified Compliance Report from Integrated Regional Office, of MoEF&CC Nagpur.
3. 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. PP to obtain all Mandatory NOCs from the Competent Authority required for the Proposed Project. The planning authority shall not grant an occupation certificate unless the PP obtain all NOCs.
4. 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.
5. The underground suction tank shall be located to close as possible to the existing water main in municipal Road and the save shall not be in 1.5 m vicinity of drainage/ sewer line/Manhole/ Inspectoral chamber top of the undergo state tank shall be maintained as about 60 cm above adjacent ground/ floor level and minimum head clearance of 1.2 m shall be maintained for inspection and clean of tanks and also a clear minimum distance of 6m shall be maintain between STP+ UG tank.
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 comply with the provisions of Solid Waste Management Rules, 2026, Environment (Construction and Demolition) Waste Management Rules, 2025, E-Waste (Management) Rules, 2022 and consequent Office Memorandums / Directions / Orders etc. issued by the competent authorities therein and by MoEF&CC as amended till date.

SEIAA Conditions-

1. PP has provided mandatory RG area of 3190.57 m2 on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. 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.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. PP to obtain Tree Cutting NOC prior to cutting or transplantation of trees on site. Planning Authority to ensure that there is no cutting or transplantation of trees prior to commencement of work on site.
5. Air Quality Index monitoring to be ensured. Dust suppression measures shall be implemented also considering height of the building. Additional measures to be ensured.
6. PP to register themselves as Bulk Waste Generator under Solid Waste Management Rules, 2026 on CPCB SWM portal before getting Occupancy.
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. Planning Authority and MPCB to ensure the same.
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 after deliberation decided to grant EC for- FSI area of 1,57,753.64m2, Non FSI area of 1,37,178.21 m2 and total BUA of 2,94,931.85m2. (Plan approval No-Concession vide letter under no. EE/BP/Cell/GM/MHADA-101/E1-1128/2026 dated 04/09/2026) (FSI, Non FSI & TBUA 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. As per MoEF&CC OM Vide File No. Q-15012/2/2022-CPW-Part(1)/e-240741 dated January 14, 2025, Consent to Establishment from Concerned SPCB is not applicable and Environment safeguards from SPCB has been taken into consideration.

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.

Signed by
Jayashree Shrikant Bhoj
Date: 07-10-2026 17:46:42
Reason: Verified and signed