



File No: SIA/MH/INFRA2/499765/2024

Government of India

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



Date 16/07/2025



To,

Mr. Shreyes Sequaria
THE BOMBAY DYEING AND MANUFACTURING COMPANY LIMITED
Bombay Dyeing & Mfg. Co. Ltd. G.D. Ambedkar Marg, Dadar Naigaon, Dadar (E). Mumbai 400014,
Dadar (E), MUMBAI, MAHARASHTRA, 400014
Regulatory.Parivesh@bombayrealty.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/INFRA2/499765/2024 dated 05/10/2024 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.	EC24B3813MH5555454N
(ii) File No.	SIA/MH/INFRA2/499765/2024
(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	Amendment and Expansion in EC for residential project "Island City Centre" at C. S. No. 223, 1/128 & 120 Dadar Naigaon Division at G. D. Ambekar Marg, Wadala, Mumbai, Maharashtra by M/s. Bombay Dyeing & Mfg. Co. ltd.
(viii) Name of Company/Organization	THE BOMBAY DYEING AND MANUFACTURING COMPANY LIMITED
(ix) Location of Project (District, State)	MUMBAI, 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 State Environment Impact Assessment Authority(SEIAA) Appraisal Committee hereby accords Environment Clearance to the instant proposal of M/s. Mr. Shreyes Sequaria 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. Validity of EC is upto 16/07/2025 to the start of production operations by the project or activity. Validity of EC becomes perpetual subject to the start of production operations by the project or activity on or before the [Project_Date] In case the project proponent fails to start the production operations within the EC validity date, application for EC validity extension shall be submitted to the regulatory authority as per the provision contained in the Para 9.0 of EIA notification, 2006 and its amendment.
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

Annexure 1

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

1. Specific Condition

S. No	EC Conditions																												
1.1	<p><u>During discussion following points emerged:</u></p> <p><u>Conditions:</u></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 obtained Civil Aviation NOC vide letter dated 19.06.2024 for restricted height up to 169.72 mt. whereas the height of building 1 ICC is 192.0 mt, 2 ICC is 214.4 mt, and wing B and C of 3 ICC is 219.75 mt each. PP to obtain and submit revised Civil Aviation NOC.</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 ensure to discharge maximum 35% treated sewage in the municipal sewer and submit revised water balance calculation.</td></tr> <tr> <td></td><td>PP to submit comparative of shadow/wind analysis compared to structures constructed as per earlier EC.</td></tr> <tr> <td></td><td>PP to submit audit/analysis reports of operational STP and OWC.</td></tr> <tr> <td></td><td>PP to provide basement air cleaning system for new and old buildings, submit detailed calculations and improved cost in EMP.</td></tr> <tr> <td></td><td>PP to provide to separate amenity and RG area and submit revised plan.</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 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 explore possibility to provide Miyawaki planation over an area of 5% of RG area.</td></tr> <tr> <td></td><td>PP to ensure that all parking of the heavy vehicles used for the proposed project are at the pre-defined designated places and shall not be on public road.</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 obtained Civil Aviation NOC vide letter dated 19.06.2024 for restricted height up to 169.72 mt. whereas the height of building 1 ICC is 192.0 mt, 2 ICC is 214.4 mt, and wing B and C of 3 ICC is 219.75 mt each. PP to obtain and submit revised Civil Aviation NOC.		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 ensure to discharge maximum 35% treated sewage in the municipal sewer and submit revised water balance calculation.		PP to submit comparative of shadow/wind analysis compared to structures constructed as per earlier EC.		PP to submit audit/analysis reports of operational STP and OWC.		PP to provide basement air cleaning system for new and old buildings, submit detailed calculations and improved cost in EMP.		PP to provide to separate amenity and RG area and submit revised plan.		PP to complete tree plantation within the site during construction phase.		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 explore possibility to provide Miyawaki planation over an area of 5% of RG area.		PP to ensure that all parking of the heavy vehicles used for the proposed project are at the pre-defined designated places and shall not be on public road.		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	Amendment and Expansion in EC for residential project "Island City Centre" at C. S. No. 223, 1/128 & 120 Dadar Naigaon Division at G. D. Ambekar Marg, Wadala, Mumbai, Maharashtra by M/s. Bombay Dyeing & Mfg. Co. Ltd.	
b.	Latitude and Longitude of the project site	19.00716271762348,72.84732725148697 19.01200905982535,72.85202675852851	
c.	Land Requirement (in Ha) of the project or activity	Nature of Land involved	Area in Ha
		Non-Forest Land (A)	18.36
		Forest Land (B)	0
		Total Land (A+B)	18.36
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)	373420	
g.	EMP Cost (in lacs)	4515	
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	353818.99	293315.63	647134.62	sqm	Road

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/499765/2024
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Bombay Dyeing & Mfg. Co. Ltd.,
C. S. No. 223, 1/128 & 120, Dadar Naigaon Division,
G. D. Ambekar Marg, Wadala, Mumbai.

Subject : Environment Clearance for proposed Amendment and Expansion in EC for residential project "Island City Centre" at C. S. No. 223, 1/128 & 120 Dadar Naigaon Division at G. D. Ambekar Marg, Wadala, Mumbai, Maharashtra by M/s. Bombay Dyeing & Mfg. Co. Ltd.

Reference : Application no. SIA/MH/INFRA2/499765/2024

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 234th meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 292nd (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 5th May, 2025.

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

Sr. No.	Description	Details
1	Proposal No.	SIA/MH/INFRA2/499765/2024
2	Name of Project	Application for Amendment and Expansion in EC for Residential project "Island City Centre" at C. S. No. 223, 1/128 & 120 Dadar Naigaon Division at G. D. Ambekar Marg, Wadala, Mumbai, Maharashtra by M/s. Bombay Dyeing & Mfg. Co. Ltd.
3	Project category	8 (b) category, B1
4	Type of Institution	Private
5	Project Proponent	Name Mr. Shreyas Sequaria
		Regd. Office address Neville House, J N Heredia Road Ballard Estate, Fort, Mumbai 400001
		Contact number 9967256769
		E-mail Regulatory.parivesh@bombayrealty.in
6	Consultant details	Mahabal Enviro Engineers Pvt. Ltd. Accredited by NABET vide No. NABET/EIA/23-26/RA 0316 valid upto 06.11.2026.
7	Applied for	Amendment and Expansion in EC

Sr. No	Description	Details					
8	Location of the project	C. S. No. 223, 1/128 & 120 Dadar Naigaon Division at G. D. Ambedkar Marg, Wadala, Mumbai, Maharashtra.					
9	Latitude and Longitude	<ul style="list-style-type: none">Latitude: 19° 0'33.95"NLongitude: 72°51'0.35"E					
10	Plot area (sq.m.)	1,29,667.49 m ²					
11	Deductions (sq.m.)	19,893.75 m ²					
12	Net Plot area (sq.m.)	1,09,773.73 m ²					
13	Ground coverage (m ²) & %	29,201.06 m ² (26.60%)					
14	FSI Area (sq.m.)	3,08,581.56 m ²					
15	Non-FSI (sq.m.)	3,38,553.06 m ²					
16	Proposed built-up area (FSI + Non FSI) (sq.m.)	6,47,134.62 m ²					
17	TBUA (m ²) approved by Planning Authority till date	FSI area: 1,80,581.56 m ²					
18	Earlier EC details with Total Construction area, if any.	We have obtained EC from MoEF, GoI vide letter No. J-12011/57/2005-IA (CIE), dated: 21/03/2006 and corrigendum in EC dated: 29/03/2006 & second corrigendum issued SEIAA, Govt. of Maharashtra dated: 18/02/2013. Subsequent, Amendment and Expansion in EC from MoEF & CC, GoI vide letter No. 21-115/2014-IA.III, dated: 18/06/2015.					
19	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)	As per earlier ECs, we have started construction on site. Till date, we have constructed 3,20,529.90 m ² (FSI area: 1,51,105.32 m ²)					
20	Previous EC / Existing Building		Proposed Configuration			Reason for Modification / Change	
	Bldg. Name	Config.	Height (m)	Bldg. Name	Config.		Height (m)
	1 Bldg with 2 wings	Wing A: Stilt + 41 floors Wing B: 3 Basements + 2 Parking floors	144.45	1 Bldg with 2 wings	Wing A: Stilt + 41 floors Wing B: 3 Basements + 2 Parking floors	144.45	No Change; Completed and occupied
	1 ICC (Formally known as Tower A)	3B+ Ground + Podium + 1 st to 53 rd floors	197.60	1 ICC (Formally known as Tower A)	3B+ Ground + Podium + 1 st to 51 st floors	192.00	Removal of 2 habitable floors; Completed and Occupied.

Sr. No	Description			Details			
	2 ICC (Formally known as Tower B)	3B + Ground + Podium + 1 st To 60 th floors	223.20	2 ICC (Formally known as Tower B)	3B+ Ground + Podium + 1 st to 58 th floors	214.40	Removal of 2 habitable floors; Completed and Occupied.
	Rehabilitati on SRA Building A	B + Stilt + 22 upper floors	68.00	Rehabilitatio n SRA Building A	B + Stilt + 22 upper floors	68.00	No Change; Building completed and partly Occupied
	Rehabilitati on Chawl Building B	B + Stilt + 19 upper floors	61.00	Rehabilitatio n Chawl Building B	Stilt + 22 upper floors	69.99	Change in planning; Excavation started
				Sale bldg with 3 wings (A, B & C): 3 ICC	<p>Wing A - 2B + G + 5Podium (1st to 5th floor) + Amenity (6th floor) + 1st Service floor + 7th to 35th floor + 2nd Service floor + 36th - 43rd F</p> <p>Wing B - 2B + G + 5Podium (1st to 5th floor) + Amenity (6th floor) + 1st Service floor + 7th to 35th floor + 2nd</p>	<p>A-wing 150.75 m</p> <p>B-wing 219.75 m</p> <p>C-wing 219.75 m</p>	Newly proposed; No work started

Sr. No	Description			Details			
					Service floor + 36 th - 64 th F Wing C - 2B + G + 5Podium (1 st to 5 th floor) + Amenity (6 th floor) + 1 st Service floor + 7 th to 35 th floor + 2 nd Service floor + 36 th - 64 th F		
21	No. of Tenements & Shops			Residential Flats: 2,518 Nos.			
22	Total Population			12,590 Nos.			
23	Total Water Requirements CMD			1,728 KLD			
24	Under Ground Tank (UGT) location			Basement			
25	Source of water			BMC			
26	STP Capacity & Technology			6 STP's of total 1,698 KLD capacity with MBBR technology			
27	STP Location			Basement			
28	Sewage Generation CMD & % of sewage discharge in sewer line			•Sewage generation: 1,530 KLD •Disposal in Municipal sewer: 53%			
29	Solid Waste Management during Construction Phase			Type	Quantity (Kg/d)	Treatment / disposal	
				Dry waste	20	Local body	
				Wet waste	30	Local body	
				Construction waste (m ³)	8,000	As per Construction Waste Management Rules 2016	
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed			Type	Quantity (Kg/d)	Treatment / disposal	
				Dry waste	2,518	Handed over to Local Body	
				Wet waste	3,777	Mechanical composting machines of total 4,100	

Sr. No	Description	Details		
				kg/d
		E-Waste (Ton/year)	25.0	Authorized vendors
		STP Sludge (dry)	15.0	STP sludge will be composted
31	R.G. Area in sq.m.	RG required (25% on 1,09,773.74 m²): 27,443.44 m²		
		RG provided: 27,688.67 m²		
		Additional Landscape/green area provided on Podium (Paved): 2,000.00 m ²		
		Total (Ground + Podium) : 29,688.67 m²		
		• Existing trees on plot: 1,285 Nos.		
		Number of trees to be planted:		
		a) In RG & plot boundary area: 1,131 Nos. (To be planted)		
		b) In Miyawaki Plantation (with area): 300 m ² (Trees: 600 Nos.) (Proposed New)		
		• Number of trees to be cut: 89 Nos.		
		• Number of trees to be retained: 1,196 Nos. (Including Trees planted till date: 139 Nos.)		
		• Total Trees on plot: 2,927 Nos. (Including Retained + New + Miyawaki)		
32	Power requirement	During Operation Phase:		
		Details:	Source: BEST	
		Connected load	59.79 MW	
		Demand load	21.50 MW	
33	Energy Efficiency	a) Total Energy saving (%): 24% b) Solar energy (%): 5.14%		
34	D.G. set capacity	3 x 1010 kVA + 4 x 750 kVA + 1 x 400 kVA + 1 x 320 kVA		
35	No. of 4-W & 2-W Parking with 25% EV	4W: 3,923 Nos. 2W: 230 Nos. (EV charging points: 25%)		
36	No. & capacity of Rain water harvesting tanks /Pits	6 RWH tanks with 665 KL total capacity		
37	Project Cost in (Cr.)	Rs. 3,734.20 Cr		
38	EMP Cost	a) Construction Phase: Rs. 90 Lakh		
		b) Operation Phase: Capital Cost: 1,420 Lakh, O&M: 205 Lakh/yr (Excluding DMP cost)		
39	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	Not Applicable (as per MoEF&CC OM F. No. 22-65/2017-IA.III dt. 25.02.2021)		
40	Details of Court Cases/litigations w.r.t the project and project location, if any.	HIGH COURTS, HIGH COURTS OF JUDICATURE AT BOMBAY WRIT PETITION NO 2368/2013 STATUS PENDING		

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

Sr. No	Particulars	As per EC vide F. No. 21-115/2014-IA.III dated. 18.06.2015		Proposed Amendment/ Expansion	Remarks	
1	Survey no.	Amendment and Expansion in EC for residential project “Island City Centre” at C. S. No. 223, 1/983, 1/128 (pt), 120 (pt) Dadar Naigaon Division at G. D. Ambekar Marg, Wadala, Mumbai, Maharashtra by M/s. Bombay Dyeing & Mfg. Co. Ltd.		Amendment and Expansion in EC for residential project “Island City Centre” at C. S. No. 223, 1/128 & 120 Dadar Naigaon Division at G. D. Ambekar Marg, Wadala, Mumbai, Maharashtra by M/s. Bombay Dyeing & Mfg. Co. Ltd.	-	
2	Total Plot Area	1,83,663.18 m ²		1,29,667.49 m ²	Bal. Plot area after deducting MHADA & BMC RG	
	Net Plot area	1,13,728.95 m ²		1,09,773.73 m ²	Decreased	
3	Ground Coverage	20,636.88 m ²		29,201.06 m ²	Increased due to addition of building	
4	FSI Area	1,66,766.85 m ²		3,08,581.56 m ²	Increased due to DCPR 2034	
5	Non- FSI Area	1,87,052.14 m ²		3,38,553.06 m ²		
6	Total construction area	3,53,818.99 m ²		6,47,134.62 m ²		
7	Building Configuration	Bldgs. Details	Bldg. Conf.	Bldgs. Details	Bldg. Conf.	No Change; Completed and occupied
		1 Bldg with 2 wings	Wing A: Stilt + 41 floors Wing B: 3 Basements + 2 Parking floors	1 Bldg with 2 wings	Wing A: Stilt + 41 floors Wing B: 3 Basements + 2 Parking floors	
		1 ICC (Forma	3B+ Ground + Podium +	1 ICC (Formal	3B+ Ground +	Removal of 2 habitable

Sr. No	Particulars	As per EC vide F. No. 21-115/2014-IA.III dated. 18.06.2015		Proposed Amendment/Expansion		Remarks
		lly known as Tower A)	1 st to 53 rd floors	ly known as Tower A)	Podium + 1 st to 51 st floors	floors; Completed and occupied.
		2 ICC (Formally known as Tower B)	3B + Ground + Podium + 1 st To 60 th floors	2 ICC (Formally known as Tower B)	3B+ Ground + Podium + 1 st to 58 th floors	Removal of 2 habitable floors; Completed and occupied.
		Rehabilitation SRA Building A	B + Stilt + 22 upper floors	Rehabilitation SRA Building A	B + Stilt + 22 upper floors	No Change; Building completed and occupied
		Rehabilitation Chawl Building B	B + Stilt + 19 upper floors	Rehabilitation Chawl Building B	Stilt + 22 upper floors	Change in planning; Status: Excavation work started
		-	-	Sale bldg with 3 wings (A, B & C): 3 ICC	Wing A – 2B + G + 5Podium (1st to 5th floor) + Amenity (6 th floor) + 1 st Service floor + 7 th to 35 th floor + 2 nd Service floor + 36 th - 43 rd floor Wing B– 2B + G + 5Podium (1 st to 5 th floor) + Amenity (6 th floor) + 1 st Service floor + 7 th to 35 th floor + 2 nd Service floor + 36 th - 64 th floor	Newly proposed; No work started

Sr. No	Particulars	As per EC vide F. No. 21-115/2014-IA.III dated. 18.06.2015		Proposed Amendment/Expansion	Remarks
				Wing C- 2B + G + 5Podium (1 st to 5 th floor) + Amenity (6 th floor) + 1 st Service floor + 7 th to 35 th floor + 2 nd Service floor + 36 th - 64 th floor	
8	No. of Flats	1,327 Nos.		2,518 Nos.	Increased
9	Population	6,635 Nos.		12,590 Nos.	Increased
10	Water requirement	1,109 KLD		1,728 KLD	Increased due to increase in population
11	Waste water generation	775 KLD		1,530 KLD	
12	STP Capacity	853 KLD (5 STP's) (103 KLD + 225 KLD + 190 KLD + 125 KLD + 210 KLD)		1,698 KLD (6 STP's) (103 KLD + 225 KLD + 425 KLD + 125 KLD + 210 KLD + 610 KLD)	
13	Solid waste generation	Total: 2,986 kg/day		Total: 6,295 kg/day	Increased due to increase in population
		Biodegradable: 2,090 kg/day Mechanical Composting Units of total 2,100 kg/d		Biodegradable: 3,777 kg/day Mechanical Composting Units of total 4,100 kg/d	
		Non-Biodegradable: 896 kg/day		Non-Biodegradable: 2,518 kg/day	
14	Power Requirement	Connected: 30.15 MW		Connected: 59.79 MW	Increased due to increase in Area
		Demand: 15.09 MW		Demand: 21.50 MW	
15	D.G set	3 x 1,010 kVA, 2 x 500 kVA, 2 x 625 kVA		3 x 1,010 kVA, 4 x 750 kVA, 1 x 400 kVA, 1 x 320 kVA	
16	Green belt development	Required: 26,588.00 m ² Proposed: 32,153.81 m ²		Required: 27,443.44 m ² Proposed: 27,688.67 m ²	Provided as per Norms
17	Rain Water Harvesting	4 RWH tanks of 319 KL		6 RWH tanks of 665 KL	Increased
18	Parking	2-wheeler: 57 Nos.		2-wheeler: 230 Nos.	Provided as

Sr. No	Particulars	As per EC vide F. No. 21-115/2014-IA.III dated. 18.06.2015	Proposed Amendment/ Expansion	Remarks
	provided	4-wheeler: 1,940 Nos.	4-wheeler: 3,923 Nos.	per Norms
19	Project cost (Rs.)	1,978.34 Cr	3,734.20 Cr	Increased

3. Proposal is an expansion of existing construction project. PP has obtained first EC vide Letter No. J-12011/57/2005-IA (CIE) dated 21.03.2006 and 1st corrigendum in EC dated 29.03.2006 then 2nd corrigendum issued by SEIAA, GoM dated 18.02.2013. Subsequent, Amendment and Expansion in EC form MoEF&CC, GoI vide letter No. 21-115/2014-IA.III, dated 18.06.2015 for plot area of 1,83,663.18 sq.mt, FSI area of 1,66,766.85 sq.mt and total construction area of 3,53,818.99 sq.mt. Proposal has been considered by SEIAA in its 292nd (Day-1) meeting held on 5th May, 2025 and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area as per prevailing Hon'ble Supreme Court Order
2. PP obtained Civil Aviation NOC vide letter dated 19.06.2024 for restricted height up to 169.72 mt. whereas the height of building 1 ICC is 192.0 mt, 2 ICC is 214.4 mt, and wing B and C of 3 ICC is 219.75 mt each. PP to obtain and submit revised Civil Aviation NOC.
3. 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.
4. PP to ensure to discharge maximum 35% treated sewage in the municipal sewer and submit revised water balance calculation.
5. PP to submit comparative of shadow/wind analysis compared to structures constructed as per earlier EC.
6. PP to submit audit/analysis reports of operational STP and OWC.
7. PP to provide basement air cleaning system for new and old buildings, submit detailed calculations and improved cost in EMP.
8. PP to provide to separate amenity and RG area and submit revised plan.
9. PP to complete tree plantation within the site during construction phase.
10. 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.
11. PP to explore possibility to provide Miyawaki planation over an area of 5% of RG area.
12. PP to ensure that all parking of the heavy vehicles used for the proposed project are at

the pre-defined designated places and shall not be on public road.

13. PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.

B. SEIAA Conditions-

1. PP has provided mandatory RG area of 16986.36 m² on mother earth and 10702.31m² on the podium level. Local planning authority to ensure the compliance of the same.
2. This EC is restricted up to 120 m height as PP has not received HRC NOC.
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. 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.
6. SEIAA after deliberation decided to grant EC for-Building ICC 1, ICC 2, ICC 3 & Building No. 1 – Approval No. P-17890/2023/(1/983 And other)/F/South/DADARNAIGAON/F/S337/1/New dated 12.04.2025 of FSI- 2,64,769.89m², Non FSI- 2,85,256.31 m², BUA-5,50,026.20 m², 2) Rehab Building A- Approval No. SRA/ENG/2828/FS/PL/AP dated 8.12.2021 of FSI- 10,586.63m², Non FSI- 8,987.82m², BUA-19574.45m² 3) Rehab Building B- Approval No. EB/2221/FS/A dated 20.04.2023 of FSI- 29,476.24 m², Non FSI area- 5134.48 m², BUA- 34,610.72m²)

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 Bhej

(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 City.
6. Commissioner, Brihan Mumbai Municipal Corporation
7. Regional Officer, Maharashtra Pollution Control Board, Mumbai.