



File No: SIA/MH/INFRA2/465443/2024

Government of India

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



Date 06/10/2025



To,

Mr Vinod Dwarkadas Motiramani
CABLE CORPORATION OF INDIA LIMITED
4th, Laxmi Building, 6 Shoorji vallabhdas Marg, Ballard Estate, Mumbai , Ballard Estate, MUMBAI,
MAHARASHTRA, --, 400001
vmotiramani@cciprjects.co.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/INFRA2/465443/2024 dated 22/04/2024 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.	SIA/MH/INFRA2/465443/2024
(ii) File No.	SIA/MH/INFRA2/465443/2024
(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	Expansion of Environment Clearance at CTS no. 163-A & 165, of Village Magathane at Dattapada Road, Borivali (E), Mumbai by M/S. Cable Corporation Of India Ltd
(viii) Name of Company/Organization	CABLE CORPORATION OF INDIA 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

Plot/Survey Khasra Nos.:

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A, B and C)/ EIA & EMP Reports were submitted to the SEIAA for an appraisal by the SEIAA under the provision of EIA notification 2006 and its subsequent amendments.
4. The above-mentioned proposal has been considered by SEIAA in the meeting held on . The minutes of the meeting and all the project documents are available on PARIVESH portal which can be accessed from the PARIVESH portal by scanning the QR Code above or through the following web link [click here](#).
5. The brief about configuration of products and byproducts as submitted by the Project Proponent in orm-1 (Part A, B and C)/ EIA & EMP Reports / presented during SEIAA are annexed to this EC as Annexure (1).
6. The SEIAA, in its meeting held on , based on information submitted viz: Form 1 (Part A, B and C), EIA/EMP report etc & clarifications provided by the project proponent and after detailed deliberations on all technical aspects and public hearing issues and compliance thereto furnished by the Project Proponent, recommended the proposal for grant of Environment Clearance under the provision of EIA Notification, 2006 and as amended thereof subject to compliance of Specific and Standard EC conditions as given in this letter.
7. The SEIAA has examined the proposal in accordance with the provisions contained in the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and based on the recommendations of the State Environment Impact Assessment Authority(SEIAA) Appraisal Committee hereby accords Environment Clearance to the instant proposal of M/s. Mr Vinod Dwarkadas Motiramani 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. 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

Annexure 1

1. Specific Condition

S. No	EC Conditions																				
1.1	<p>During deliberations, following points were emerged</p> <p>Conditions</p> <table> <tr> <th>Sr. No.</th><th>Conditions</th></tr> <tr> <td>1.</td><td>PP to submit an indemnity bond indemnifying SEAC-2/SEIAA for not violating any requirement of EIA, Notification, 2006, submitting correct information during the meeting and also for providing required RG area as per prevailing rules and Hon'ble Supreme Court Orders. PP also indemnify SEAC-2/SEIAA for compliance of conditions of the earlier EC if any non-compliance or violation is observed the PP will be solely responsible.</td></tr> <tr> <td>2.</td><td>PP to obtain revised NOC for (a) SWD Remarks; (b) Sewer Remarks; (c) HRC NOC; (d) C & D Waste Management NOC (e) Tree NOC. The local planning authority shall ensure that; no occupation be granted till all NOCs are obtained by the PP.</td></tr> <tr> <td>3.</td><td>It was observed that; PP obtained certified compliance of their earlier EC vide letter dated 09.06.2023 which a year old at the time of appraisal, hence PP need to submit current certified compliance of earlier EC to be obtained from the Regional Office of MoEF&CC, Nagpur</td></tr> <tr> <td>4.</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 the cost in EMP.</td></tr> <tr> <td>5.</td><td>PP to increase Miyawaki plantation area to 10% from existing proposed 5% and submit revised plans.</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 use treated sewage water of other occupied buildings STP for proposed construction by ensuring the quality of water to prevent/avoid any health and legal issues.</td></tr> <tr> <td>8.</td><td>PP to carry out ambient air monitoring on the site during construction phase. PP to include foggers as one of the dust mitigation measures and include its cost in EMP</td></tr> <tr> <td>9.</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> <p>Decision: - After detailed deliberations with the PP and their accredited Consultant, SEAC-2 decide to recommend the proposal to the SEIAA for the grant of Environmental Clearance subject to complacence of above points.</p>	Sr. No.	Conditions	1.	PP to submit an indemnity bond indemnifying SEAC-2/SEIAA for not violating any requirement of EIA, Notification, 2006, submitting correct information during the meeting and also for providing required RG area as per prevailing rules and Hon'ble Supreme Court Orders. PP also indemnify SEAC-2/SEIAA for compliance of conditions of the earlier EC if any non-compliance or violation is observed the PP will be solely responsible.	2.	PP to obtain revised NOC for (a) SWD Remarks; (b) Sewer Remarks; (c) HRC NOC; (d) C & D Waste Management NOC (e) Tree NOC. The local planning authority shall ensure that; no occupation be granted till all NOCs are obtained by the PP.	3.	It was observed that; PP obtained certified compliance of their earlier EC vide letter dated 09.06.2023 which a year old at the time of appraisal, hence PP need to submit current certified compliance of earlier EC to be obtained from the Regional Office of MoEF&CC, Nagpur	4.	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 the cost in EMP.	5.	PP to increase Miyawaki plantation area to 10% from existing proposed 5% and submit revised plans.	6.	PP to complete tree plantation within the site during construction phase	7.	PP to use treated sewage water of other occupied buildings STP for proposed construction by ensuring the quality of water to prevent/avoid any health and legal issues.	8.	PP to carry out ambient air monitoring on the site during construction phase. PP to include foggers as one of the dust mitigation measures and include its cost in EMP	9.	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	Expansion of Environment Clearance at CTS no. 163-A & 165, of Village Magathane at Dattapada Road, Borivali (E), Mumbai by M/S. Cable Corporation Of India Ltd	
b.	Latitude and Longitude of the project site	19.21542162530485,72.86255580873829 19.22013153447017,72.86704843658087	
c.	Land Requirement (in Ha) of the project or activity	Nature of Land involved	Area in Ha
		Non-Forest Land (A)	9.07
		Forest Land (B)	0
		Total Land (A+B)	9.07
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)	4395.22	
g.	EMP Cost (in lacs)	1456	
h.	Employment Details		

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/465443/2024
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To

M/s. Cable Corporation of India Ltd.,
CTS no. 163-A & 165, of Village Magathane,
Dattapada Road, Borivali (E), Mumbai.

Subject : Environment Clearance of Expansion at CTS no. 163-A & 165, of Village Magathane at Dattapada Road, Borivali (E), Mumbai by M/s. Cable Corporation of India Ltd.

Reference : Application no. SIA/MH/INFRA2/465443/2024

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 228th meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 304th (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 03rd September, 2025.

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

Sr. No.	Description	Details	
1	Proposal Number	SIA/MH/INFRA2/465443/2024	
2	Name of Project	Expansion of Environmental Clearance at CTS no. 163-A & 165, of Village Magathane at Dattapada Road, Borivali (E), Mumbai by M/S. CABLE CORPORATION OF INDIA LTD	
3	Project category	8(b) – Townships and Area Development Projects	
4	Type of Institution	Private Limited	
5	Project Proponent	Name	M/s. Cable Corporation of India Ltd
		Regd. Office address	Laxmi Building, 6, Shoorji Vallabhdas Marg, Ballard Estate, Mumbai-Maharashtra, 400001.
		Contact number	77380 95309
		e-mail	vmotiramani@cciprojects.co.in
6	Consultant	BUILDING ENVIRONMENT (India) PVT. LTD. (QCI NABET ACCREDITED) Certificate No. NABET/EIA/2225/RA 0267_R1 Validity limit- May 27, 2025	
7	Applied for	Expansion	
8	Location of the project	CTS no. 163-A & 165, of Village Magathane at Dattapada Road, Borivali (E), Mumbai.	
9	Latitude and Longitude	Latitude - 19 ⁰ 13'10.57" N Longitude - 72 ⁰ 51'45.50" E	

10	Plot Area (sq.m.)	1,18,399.63					
11	Deductions (sq.m.)	4,087.56					
12	Net Plot area (sq.m.)	1,14,312.07					
13	Ground coverage (m ²)	56,916.11					
14	FSI Area (sq.m.)	3,52,959.13					
15	Non-FSI (sq.m.)	3,75,494.64					
16	Proposed built-up area (FSI + Non FSI) (sq.m.)	7,28,453.77					
17	FSI area (m ²) approved by Planning Authority till date	2,60,789.11					
18	Earlier EC details with Total Construction area, if any.	As per EC received dt. 11.06.2013 FSI Area (sq.m.) - 2,62,553.65 Non-FSI (sq.m.) - 3,07,611.25 Total Construction area - 5,70,164.90 sq.m.					
19	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)	FSI: 1,81,030.09 Non- FSI: 1,82,021.86 Total Construction: 3,63,051.95					
20	Existing Building			Proposed Configuration			Reason for Modification / Change
	Buildi ng Name	Configu ration	Hei ght (m)	Building Name	Configuration	Hei ght (m)	
	Samarpan: Residential Tower (Building no. 1 and 2)	Wing A - Stilt + 21 floors	64.50	Samarpan: Residential Tower (Building no. 1 and 2)	Wing A - Stilt + 21 floors	64.50	No Change
		Wing B, C & D - Stilt + 14 floors each Club House - 2 Basements + Gr+1 Floor	43.30		Wing B, C & D - Stilt + 14 floors each Club House - 2 Basements + Gr+1 Floor	43.30	
	Royale Samarpan: Residential Tower (Building no. 3)	Basement + Stilt + 19 floors Club House: Ground+1 Floor	64.85	Royale Samarpan: Residential Tower (Building no. 3)	Basement + Stilt + 19 floors Club House: Ground+1 Floor	64.85	No Change
	Reservation	Maternity Home and Dispensary	12.6	Reservation	Maternity Home and Dispensary	12.6	No Change
	Western Edge	W.E. I: 2 Basements	34.45	Western Edge (W.E.)	W.E. I - 2 Basements	34.45	No Change

(W.E.) (Building no. 5 and 6)	s + Ground + 6 floors		(Building no. 5 and 6)	Ground + 6 floors		
	W. E. II: 2 Basements + Ground + 11 Upper Floors	38.43		W. E. II - 2 Basements + Ground + 11 Upper Floors	38.43	
Western Edge (W.E.) (Building no. 7) W. E. III: 2 Wings (Residential)	Wing A and B – Basement + Stilt + 2 Podium + 21 Floors Club House Ground + 1 Floor	71.20	Western Edge (W.E.) (Building no. 7) W. E. III: 2 Wings (Residential)	Wing A and B – Basement + Stilt + 2 Podium + 17 th (pt) Floors (Wing A) / 16 th Floors (Wing B) Club House Ground + 1 Floor	59.60 57.00	Executed in accordance with earlier EC. No of flrs reduced. Wing A reduced by 4 floors Wing B reduced by 5 floors
Building 1A: (Building no. 4 - White Spring) (Residential) Wing A & B	Basement + Lower Ground + Upper Ground + Podium/1 st to 19 th Upper floors	67.80	Building 1A: (Building no. 4 - White Spring) (Residential) Wing A & B.	Basement 2 + Basement 1 + P1 + P2 / 1 st to 19 th Upper floors.	67.80	Executed in accordance with earlier EC. Change in nomenclature of parking flr.
Building 1B: (Building no. 4 - Wintergreen) (Residential)	Wing A & D Basement 5 + Lower Ground + Upper Ground + Podium/1 st to 44 upper floors Wing B & E Basement + Lower Ground + Upper Ground +	151.0 28.95 42.15	Building 1B: (Building no. 4 - Wintergreen) (Residential)	Wing A & D Basement 2 + Basement 1 + P1 + P2 / 1 st to 42 upper floors Wing B & E Basement 2 + Basement 1 + P1 + P2 / 1 st to 7 upper floors Wing C & F Basement 2 + Basement 1 + P1 + P2 / 1 st + 11 Upper floors	145.2 27.95 42.15	Executed in accordance with earlier EC. Change in nomenclature of parking flr. Reduction in flr in Wing A & D by 2 floors

		Podium/1 st to 7 th upper floors Wing C & F Basement + Lower Ground + Upper Ground + Podium/1 st to 11 th upper floors				
1	Building A, B, D & E Wings with 6 Wings	141.15	Building 1 C – 6 towers	Tower 1 & 2: 2119.95 Basement + ground floor + 1st pod + 2nd to 4th pod (pt parking + pt resi. Flr) + 5th to 39th resi. Flr. Tower 3: 2150 Basement + ground floor + 1st pod + 2nd to 4th pod (pt parking + pt resi. Flr) + 5th to 49th resi. Flr. Tower 4: 2165 Basement + ground floor + 1st pod + 2nd to 4th pod (pt parking + pt resi. Flr) + 5th to 31st resi. Flr. Tower 5 & 6: 2 Basement + ground floor + 1st pod + 2nd to 4th pod (pt parking + pt resi. Flr) + 5th to 54th resi. Flr. Non-Tower Area – 3 rd Basement	119.95	Change in building planning of Tower 3 to 6 and change in nomenclature of building (6 wings and now referred as 6 Towers) and parking flr (Basement, Lower Ground, Upper Ground now renamed as Basement 2, Basement 1 & Ground flr resp. 3 rd basement is added in non-Tower area.

				Tower 7	2 Basement + ground floor + 1st to 6th parking + 7th to 24 th Commercial Flr.	109.5	New commercial tower proposed now.
21	No. of Tenements & Shops			Total flats: 3200 Offices: 340 Nos. Shops: 14 Nos.			
22	Total Population			24,911 (Completed and occupied Building: 12,375 + Residential to 6 towers & 1 commercial tower: 12,536)			
23	Total Water Requirements CMD			2,734			
24	Under Ground Tank (UGT) location			Basement			
25	Source of water			MCGM			
26	Sewage Generation CMD & % of sewage discharge in sewer line			Sewage Generation CMD - 2,344 35 % will be discharged in existing sewer line i.e., 363 KLD			
27	STP/ETP Capacity & Technology			STP Capacity - 2627 STP Technology - SAFF, MBBR			
28	STP Location			Basement 1 and 2			
29	Solid Waste Management during Construction Phase			Type	Quantity	Treatment / disposal	
				Dry waste	54 kg/day	Handed over to authorized vendors.	
				Wet waste	36 kg/day	Handed over to authorized vendors.	
				Construction waste	16630 kg/day	Handed over to recyclers.	
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed			Type	Quantity	Treatment / disposal	
				Dry waste	5,952 kg/day	Handed over to authorized vendors.	
				Wet waste	3,969 kg/day	Will be treated in OWC.	
				E-Waste	61 kg/day	Handed over to authorized recyclers.	
				STP Sludge (dry)	352 kg/day	Used as manure.	
31	R.G Area in sq.m			G required - 39,319.46			
				RG provided on mother earth: 20,703.59			
				RG provided on ground: 8,276.28			
				RG on podium: 10,339.59			
				Total RG: 39,319.46			
				Existing trees on plot: 724			
				Number of trees to be transplanted: 243			
				Number of trees to be retained: 165			
				Number of trees to be planted: 297			
				a) In RG area: 297 b) In Miyawaki Plantation (with area); 1035 Nos., Area - 345 sq.m Total Nos. of trees after development: 2464 nos.			
32	Power requirement			During Operation Phase:			
				Details		TATA power Co. Ltd	
				Connected load		84,806 KW	

		Demand load	25,529 kw	
33	Energy Efficiency	Total Energy saving (%): 28.6 Solar energy (%): 5.85 %		
34	D.G. set capacity	6 x 50 KVA, 1 x 200 KVA, 1 x 320 KVA, 1 x 388 KVA, 1 x 625 KVA, 2 x 1010 KVA, 3 x 500 KVA, 3 x 750 KVA, 1 x 1500 KVA, 1 x 2000 KVA		
35	No. of 4-W & 2-W Parking with 25% EV	Total Parking		EV Parking (%)
		4W	5345	720
		2W	378	0
36	No. & capacity of Rainwater harvesting tanks /Pits	For completed and occupied building - 17 no. recharge pits and 200 Kl capacity Rainwater tank		
		Buildings	Tank capacity cum	
		Tower 1	150	
		Tower 2	125	
		Tower 3	165	
		Tower 4	125	
		Tower 5	150	
		Tower 6	150	
		Tower 7	195	
		Total	1060	
37	Project Cost in (Cr.)	4,395.22		
38	EMP Cost	Construction Phase: 1.Capital Cost: 329.10 Lacs Operation Phase: 1.Capital Cost: 3265.68 Lacs 2. O & M Cost: 184.55 Lacs		
39	CER Details with justification if any....as per MoEF & CC circular dated 01/05/2018	-		
40	Details of Court Cases/litigations w.r.t the project and project location, if any.	No Court Cases/litigations is pending against the project and project location		

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

Particulars	As per EC dated 11/06/2013 (m ²)	Proposed Project details (m ²)	Remarks
Plot area	1,51,327.00	1,18,399.63	Decreased by 32,927.37 Sq. mt. due to deletion of some part of plot which is subdivided and

			sold out.
Deduction	9,328.96	4,087.56	Decreased by 5,241.4 Sq. mt.
Net plot Area	1,41,998.04	1,14,312.07	Decreased by 27,685.97 Sq. mt.
FSI	2,62,553.65	3,52,959.13	Proposed increase by 90405.48 Sq.mt. due to change in planning and as per permissible built-up area
Non FSI area	3,07,611.25	3,75,494.64	Proposed increase by 67,883.39 Sq.mt.
Total Built up Area	5,70,164.90	7,28,453.77	Proposed increase by 1,58,288.87 in Sq.mt.
Ground Coverage	56,670.95	56,916.11	Increased by 245.16 sq.m due to change in planning
RG area required	48,214.39	39,319.46	Decreased by 8879.13 sq.mt. due to decrease in net plot area and as per requirement of DCR 2034
RG area provided	48,214.39	39,319.46	Decreased by 8,894.93 sq.mt
No. of Flats, Units & Shops	Total flats: 2611 Shops: 9	Total flats: 3200 Offices: 340 Shops: 14	Proposed increase in flats by 589 Nos. and Shops by 5 Nos. Additional 340 offices proposed.
Parking spaces provision (Nos.)	4-Wheeler: 4205 Nos. 2-Wheeler: 0	4-Wheeler: 5345 Nos. 2-Wheeler: 378 Nos.	Proposed increase in 4-wheeler parking spaces provision by 1140 Nos. and additional 378 Nos. 2-wheeler parking space provision
Population	18,263	24,911	Increased 24,911 (Completed Building: 12,375 + Proposed 6 towers, Commercial: 12,536)
Project Cost	1,617.84 Cr	4,395.22 Cr	Increased
Building Configuration	Samarpan: Residential Tower (Building no. 1 and 2) Wing A - Stilt + 21 floors Wing B, C & D - Stilt + 14 floors	Samarpan: Residential Tower (Building no. 1 and 2) Wing A - Stilt + 21 floors Wing B, C & D - Stilt + 14 floors each Club House - 2 Basements + Gr+1 Floor	No Change

	each Club House - 2 Basements + Gr+1 Floor		
	Royale Samarpan: Residential Tower (Building no. 3) Basement + Stilt + 19 floors Club House: Ground+1 Floor	Royale Samarpan: Residential Tower (Building no. 3) Basement + Stilt + 19 floors Club House: Ground+1 Floor	No Change
	Reservation: Maternity Home and Dispensary	Reservation: Maternity Home and Dispensary	No Change
	Western Edge (W.E.) (Building no. 5 and 6) W.E. I: 2 Basements + Ground + 6 floors W. E.II: 2 Basements + Ground +11 Upper Floors	Western Edge (W.E.) (Building no. 5 and 6) W.E. I - 2 Basements + Ground + 6 floors W. E. II - 2 Basements + Ground +11 Upper Floors	No Change
	Western Edge (W.E.) (Building no.7) W. E. III: 2 Wings (Residential) Wing A and B – Basement + Stilt + 2 Podium + 21 Floors Club House Ground +1 Floor	Western Edge (W.E.) (Building no. 7) W. E. III: 2 Wings (Residential) Wing A and B – Basement + Stilt + 2 Podium + 17 th (pt) Floors (Wing A) / 16 th Floors (Wing B) Club House Ground + 1 Floor	Executed in accordance with earlier EC. No of flrs reduced. Wing A reduced by 4 floors Wing B reduced by 5 floors
	Building 1A: (Building no. 4 - White Spring) (Residential) Wing A & B Basement + Lower Ground + Upper	Building 1A: (Building no. 4 - White Spring) (Residential) Wing A & B Basement 2 (Basement) + Basement 1 (Lower Ground) + P1 (Upper	Executed in accordance with earlier EC. Change in nomenclature of parking flr.

	Ground + Podium/1 st to 19 th Upper floors	Ground) + P2 (Podium) /1 st to 19 th Upper floors	
	Building 1B: (Building no. 4 - Wintergreen) (Residential) Wing A & D Basement + Lower Ground + Upper Ground + Podium/1 st to 44 upper floors Wing B & E Basement + Lower Ground + Upper Ground + Podium/1 st to 7 upper floors Wing C & F Basement + Lower Ground + Upper Ground + Podium/1 st to 11 upper floors	Building 1B: (Building no. 4 - Wintergreen) (Residential) Wing A & D Basement 2 (Basement)+ Basement 1 (Lower Ground) + P1 (Upper Ground) + P2 (Podium) /1 st to 42 upper floors Wing B & E Basement 2 (Basement)+ Basement 1 (Lower Ground) + P1 (Upper Ground) + P2 (Podium)/1 st to 7 upper floors Wing C & F Basement 2 (Basement) + Basement 1 (Lower Ground) + P1 (Upper Ground) + P2 (Podium)/1 st + 11 Upper floors	Executed in accordance with earlier EC. Change in nomenclature of parking flr. Reduction in flr in Wing A & D by 2 floors
	Residential : Building 1C – 6 wings 1 Building with 6 Wings: A ,B, D & E Wings: Basement + Lower Ground + Upper Ground + Podium/ 1st to 41st Upper floors each C & F Wings : Basement + Lower Ground + Upper Ground + Podium/	Residential : Building 1 C – 6 towers 1 Building with 6 Wings: Tower 1 & 2: 2 Basement + gr floor + 1st pod + 2nd to 4th pod (pt parking + pt resi. Flr) + 5th to 39th resi. Flr. Tower 3: 2 Basement + gr floor + 1st pod + 2nd to 4th pod (pt parking + pt resi. Flr) + 5th to 49th resi. Flr. Tower 4: 2 Basement +	Change in building planning of Tower 3 to 6 and change in nomenclature of building (6 wings and now referred as 6 Towers) and parking flr (Basement, Lower Ground, Upper Ground now renamed as Basement 2, Basement 1 & Ground flr resp. 3rd basement is added in non-Tower area.

	1st to 40th Upper floors each	gr floor + 1st pod + 2nd to 4th pod (pt parking + pt resi. Flr) + 5th to 31st resi. Flr. Tower 5 & 6: 2 Basement + gr floor + 1st pod + 2nd to 4th pod (pt parking + pt resi. Flr) + 5th to 54th resi. Floor Non-Tower Area – 3rd Basement	
	-	Tower 7: 2 Basement + gr floor + 1st to 6th parking + 7th to 24th Commercial Flr.	New commercial tower proposed now.
Particulars	As per EC dated 11/06/2013	Proposed Project details	Remarks
Water Requirement (KLD)			
Domestic	1290	1659	Increased due to increase in population
Flushing	1016	927	
Landscaping	45	148	
Total	2,351	2,734	
Swimming Pool	14	97 (Completed Building: 17 + Proposed 6 towers, Commercial: 80)	
Sewage Generation (KLD)	1732	2,344	
STP capacity and technology (KLD)	1871 - Submerged Aerated fixed film (SAFF)	2627 - SAFF, MBBR	
Solid Waste Generation (Kg/day)			
Biodegradable waste	4502	3,969	Increased due to increase in population
Non-Biodegradable waste	2670	5,952	
Total	7172	9,921	
Power Requirement			
Source	TATA power Co. Ltd	TATA power Co. Ltd	No Change
Connected	45,002	84,806	Increased due to increase in

Load			population
Demand Load	18,775	25,529	
DG Sets	1 x 320 KVA, 1 x 200 KVA, 3 x 388 KVA, 3 x 500 KVA, 1 x 50 KVA, 1 x 625 KVA, 1 x 1010 KVA, 6 x 750 KVA	6 x 50 KVA, 1 x 200 KVA, 1 x 320 KVA, 1 x 388 KVA, 1 x 625 KVA, 2 x 1010 KVA, 3 x 500 KVA, 3 x 750 KVA, 1 x 1500 KVA, 1 x 2000 KVA	

3. Proposal is an expansion of existing construction project. PP had obtained earlier EC vide No. 21-214/2006-IA.III dated 18.10.2006 further EC was granted on 31.07.2009 thereafter SEIAA granted expansion in EC vide No. SEAC2013/CR-222/TC-1 dated 11.06.2013 for total built up area of 5,70,164.90 m². Proposal was considered by SEIAA in its 304th (Day-1) meeting held on 03rd 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:

A. SEAC Conditions-

1. PP to submit an indemnity bond indemnifying SEAC-2/SEIAA for not violating any requirement of EIA, Notification, 2006, submitting correct information during the meeting and also for providing required RG area as per prevailing rules and Hon'ble Supreme Court Orders. PP also indemnify SEAC-2/SEIAA for compliance of conditions of the earlier EC if any non-compliance or violation is observed the PP will be solely responsible.
2. PP to obtain revised NOC for (a) SWD Remarks; (b) Sewer Remarks; (c) HRC NOC; (d) C & D Waste Management NOC (e) Tree NOC. The local planning authority shall ensure that; no occupation be granted till all NOCs are obtained by the PP.
3. It was observed that; PP obtained certified compliance of their earlier EC vide letter dated 09.06.2023 which a year old at the time of appraisal, hence PP need to submit current certified compliance of earlier EC to be obtained from the Regional Office of MoEF&CC, Nagpur
4. 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 the cost in EMP.
5. PP to increase Miyawaki plantation area to 10% from existing proposed 5% and submit revised plans.
6. PP to complete tree plantation within the site during construction phase
7. PP to use treated sewage water of other occupied buildings STP for proposed construction by ensuring the quality of water to prevent/avoid any health and legal issues.
8. PP to carry out ambient air monitoring on the site during construction phase. PP to

include foggers as one of the dust mitigation measures and include its cost in EMP

9. 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 submitted that, the total required RG area is 39,319.46 m² of the net plot area 1,14,312.07m² and provided RG as per approval is 39,319.46 m². Out of that RG provided on mother earth is 20,703.59 m², RG on podium 10,339.59 m² & RG provided on ground 8,276.28 m² as per DCPR 2034. PP further submitted that Interim order on Hon'ble Supreme Court dated 10.05.2024 given the stay on NGT order for para 8 of NGT order dated 13.09.2022 regarding provision of RG. SEIAA asked PP to submit an undertaking to that effect. PP submitted an undertaking that though presently RG has been provided as per DCPR 2034 subject to final outcome of the Hon'ble Supreme Court decision.
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. 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.
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-FSI-2,60,789.11 m², Non FSI-2,97,249.35 m², total BUA-5,58,038.46 m². (Plan approval No-CHE/A-3016/BP(WS)/AR/337/11/Amend dated 18.03.2024) (As per plan 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 give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.

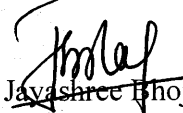
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer 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
(Member Secretary, SEIAA)

Copy to:

1. Chairman, SEIAA, Mumbai.
2. Secretary, MoEF & CC, IA- Division MOEF & CC
3. Member Secretary, Maharashtra Pollution Control Board, Mumbai.
4. Regional Office MoEF & CC, Nagpur
5. District Collector, Mumbai Suburban.
6. Commissioner, Brihanmumbai Municipal Corporation
7. Regional Officer, Maharashtra Pollution Control Board, Mumbai.

