



**Head Office :**  
Laxmi Building, 4th Floor,  
6, Shoorji Vallabhdas Marg,  
Ballard Estate, Mumbai - 400 001, India.  
Phone : +91 022-6614 4000  
Fax : +91 022-6614 4114  
CIN : U31300MH1957PLC010964

**Date: 20.11.2025**

**To,**  
**The Member Secretary,**  
**State Level Environment Impact Assessment Authority (SEIAA)**  
**Environment Department,**  
**Room No 217, 2<sup>nd</sup> Floor, Mantralaya,**  
**Mumbai: 400032.**  
**Maharashtra**

**Sub:** Submission of six-monthly compliance report (**April 2025 to September 2025**) of  
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.

**Ref:** Environmental Clearance Letter No SIA/MH/INFRA2/465443/2024, Dated 6/10/2025.

Respected Sir/Madam,

Your kind attention is invited to the above-cited subject and the file and environmental  
clearance letter under reference. In above context, we are pleased to submit the Data-Sheet and  
Point-wise compliance status to various stipulations, as laid down by the Ministry, in its above  
- cited letter, with supporting documents.

Thanking You,  
For, **M/S. Cable Corporation Of India Ltd**

**Authorized Signatory**

Encls: As above

**Cable Corporation of India Ltd.**  
Registered Office : Laxmi Building, 6, Shoorji Vallabhdas Marg, Ballard Estate, Mumbai - 400 001, India.  
Website : [www.cablecorporation.com](http://www.cablecorporation.com)  
Works : Plot No. F-3/1, F-3/2, MIDC, Sinnar Industrial Area, (Malegaon), Dist. Nashik - 422 103.  
Phone : 02551-230147 / 230380



**Head Office :**

Laxmi Building, 4th Floor,  
6, Shoorji Vallabhdas Marg,  
Ballard Estate, Mumbai - 400 001. India.  
Phone : +91 022-6614 4000  
Fax : +91 022-6614 4114  
CIN : U31300MH1957PLC010964

**Date: 20.11.2025**

**To,  
Regional Officer,  
West- Central Zone (WCZ),  
Ministry of Environment, Forest and Climate Change  
East Wing, New Secretariat Building, Civil Lane,  
Nagpur - 440001**

**Sub:** Submission of six-monthly compliance report (April 2025 to September 2025) of 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.

**Ref:** Environmental Clearance Letter No SIA/MH/INFRA2/465443/2024, Dated 6/10/2025.

Respected Sir/Madam,

Your kind attention is invited to the above-cited subject and the file and environmental clearance letter under reference. In above context, we are pleased to submit the Data-Sheet and Point-wise compliance status to various stipulations, as laid down by the Ministry, in its above – cited letter, with supporting documents.

Thanking You,  
For, M/S. Cable Corporation Of India Ltd

**Authorized Signatory**

Encls: As above

**Cable Corporation of India Ltd.**

Registered Office : Laxmi Building, 6, Shoorji Vallabhdas Marg, Ballard Estate, Mumbai - 400 001. India.  
Website : [www.cablecorporation.com](http://www.cablecorporation.com)  
Works : Plot No. F-3/1, F-3/2, MIDC, Sinnar Industrial Area, (Malegaon), Dist. Nashik - 422 103.  
Phone : 02551-230147 / 230380



**Head Office :**  
Laxmi Building, 4th Floor,  
6, Shoorji Vallabhdas Marg,  
Ballard Estate, Mumbai - 400 001. India.  
Phone : +91 022-6614 4000  
Fax : +91 022-6614 4114  
CIN : U31300MH1957PLC010964

**Date: 20.11.2025**

**To,**  
**The Member Secretary**  
**Maharashtra Pollution Control Board**  
**3<sup>rd</sup> & 4<sup>th</sup> floor, Kalpataru point, Sion Matunga**  
**Scheme Road no.8, Opp. Sion Circle, Sion (E).**  
**Mumbai-400 022.**

**Sub:** Submission of six-monthly compliance report (**April 2025 to September 2025**) of 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.

**Ref:** Environmental Clearance Letter No SIA/MH/INFRA2/465443/2024, Dated 6/10/2025.

Respected Sir/Madam,

Your kind attention is invited to the above-cited subject and the file and environmental clearance letter under reference. In above context, we are pleased to submit the Data-Sheet and Point-wise compliance status to various stipulations, as laid down by the Ministry, in its above – cited letter, with supporting documents.

Thanking You,

For, **M/S. Cable Corporation Of India Ltd**

**Authorized Signatory**

Encls: As above

**Cable Corporation of India Ltd.**

Registered Office : Laxmi Building, 6, Shoorji Vallabhdas Marg, Ballard Estate, Mumbai - 400 001. India.

Website : [www.cablecorporation.com](http://www.cablecorporation.com)

Works : Plot No. F-3/1, F-3/2, MIDC, Sinnar Industrial Area, (Malegaon), Dist. Nashik - 422 103.

Phone : 02551-230147 / 230380

Monitoring the Implementation of Environmental Safeguards

Ministry of Environment & Forests

Regional office (W), Nagpur.

Monitoring Report.

**DATA SHEET**

**April 2025 to September 2025**

<b>Sr. No.</b>	<b>Particulars</b>	<b>Details</b>
1.	Project type : River valley/ mining/ Industry/Thermal /Nuclear/other (specify)	8(a) Building and Construction projects
2.	Name of the Project	Expansion of Environment Clearance at CTS no. 163-A & 165, of Village Magathane at Dattapada Road, Borivali (E), Mumbai M/S. Cable Corporation Of India Ltd
3.	Clearance letter(s)/OM and Date	SIA/MH/INFRA2/465443/2024 & date 06/10/2025
4.	Location	CTS no. 163-A & 165, of Village Magathane at Dattapada Road, Borivali (E), Mumbai
a.	District	Mumbai
b.	State	Maharashtra
c.	Latitude / Longitude	<b>Latitude:</b> 19 13'10.57" N <b>Longitude:</b> 72 51'45.50" E
5.	<b>Address of correspondence</b>	
	a) Address of concerned Project Chief Executive (with pin code & telephone / telex / fax numbers)	M/s. Cable Corporation Of India Ltd Mr.Ankit Maniar Laxmi Building, 6, Shoorji Vallabhdas Marg, Ballard Estate, Mumbai-Maharashtra, 400001.
	b) Address of Executive Project Engineer /Manager (with pin code /fax numbers)	Same as above
6.	<b>Salient features</b>	Building Configuration: Attached
	a) of the Project	-
	b) of the Environmental Management Plan	Details of Environmental Management Plan is attached as <b>Annexure</b>
7.	Break-up of the project area	



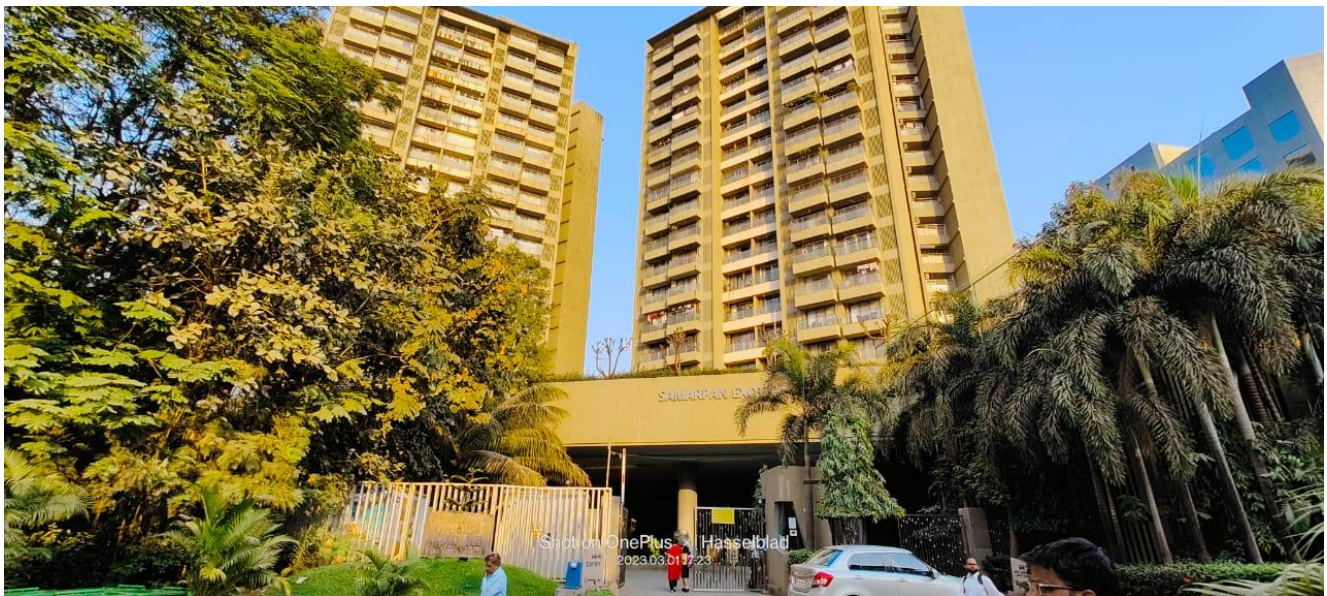
	a) submergence area : forest & nonforest	Not applicable
	b) Others	Total Plot area: 1,18,399.63 FSI area: 3,52,959.13 Non-FSI area: 3,75,494.64 BUA: 7,28,453.77
8.	Break-up of the project affected population with enumeration of those losing houses/dwelling unit only agricultural land only, both dwelling units & agricultural land & landless laborers	
	a) SC, ST / Adivasis	Not applicable
	b) Others (Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if a survey carried out gives details and years of survey)	Not applicable
9.	Financial details:	
	a) Project cost as originally planned and subsequent revised estimates and the year of price reference	4395.22 Cr
	b) Allocation made for environmental management plans with item wise and year wise break-up	<b>Construction Phase:</b> 1.Capital Cost: 329.10 Lacs <b>Operation Phase:</b> 1.Capital Cost: 3265.68 Lacs 2. O & M Cost: 184.55 Lacs
	c)Benefit cost ratio/Internal rated of Return and the year of assessment	-
	d) Whether (c) includes the cost of environmental management as shown in the above	-
	e) Actual expenditure incurred on the environmental management plans so far	EMP – Construction phase cost is been incurred.
10.	Forest land requirement	No Forest Land Required
	a) The status of approval for diversion of forest land for non-forestry use	-
	b) The status of clearing felling	-
	c) The status of compensatory	-
	d) afforestation, if any	-

	e) Comments on the viability & sustainability of compensatory afforestation programme in the light of actual field experience so far	-
11.	The status of clear felling in non-forest area (such as submergence area of reservoir, approach roads), if any with quantitative information	
12.	Status of construction	
	a) Date commencement (Actual and/or planned)	Date of commencement: 06/10/2025
	b) Date of completion (Actual and/or planned)	Date of completion: 01/01/2030
13.	Reasons for the delay if the project is yet to start	Not applicable
14.	Dates of site visits	Not applicable
	a) The dates on which the project was monitored by the Regional office on previous occasions, if any	--
	b) Date of site visit for this monitoring report	--

## Site Photos







# Architect Letter

Engineers & Regulatory Consultants



Date: 30.09.2025

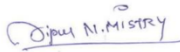
To,  
Chairman,  
Maharashtra Pollution Control Board,  
Kalpataru Point, 3rd and 4th floor,  
Opp. PVR Theatre, Sion (E), Mumbai-400022

**Sub :** Architect's Certificate stating current status of construction on site for 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..

With reference to above-mentioned subject, we hereby state that total plot potential is 7,28,453.77 sq.m and the total constructed area onsite till Sept 2025 is 3,80,691.11 sq.m.

Constructed on site sq.m.				
Building Names	Configuration Constructed on site	FSI area Constructed on site	Non FSI area Constructed on site	Total Construction area on site
SAMARPAN (Building no. 1 and 2)	Wing A- Stilt + 21 floors, Wing B- Stilt +14 floor, Wing C - Stilt + 14 floors, Wings D - Stilt + 14 floors, Club House - 2 basement + Gr +1	23995.27	12910.11	36905.38
ROYAL SAMARPAN (Building no. 3)	Residential tower - Basement + 19 flrs club house : Gr + 1	6209.57	6014.90	12224.47
RESERVATION	Maternity home and Dispensary	2537.14	243.74	2780.88
WESTERN EDGE- I (Building no. 5 and 6)	2 Basement + Ground + 6 floor	24852.11	13790.77	38642.88
WESTERN EDGE- II (Building no. 5 and 6)	2 Basement + Ground + 11 floor	19252.57	20151.74	39404.31
WESTERN EDGE- III (Building no.7)	wing A- Basement + Stilt+2podium +1st to 16th & 17th (pt) floor Wing B - Basement + Stilt+2podium +1st to 16th club house Gr +1	15377.97	25443.92	40821.89
Building 1A (Building no. 4)	Basement 2 + basement 1 + P1 + P2/1st to 19th upper floor	20962.53	23951.85	44914.38
Building 1B (Building no. 4)	6 wings - wing A & D - Basement 2 + Basement 1 + P1 + P2/1st to 42 upper floors Wing B & E: basement 2 +basement 1+ p2/1st to 7 upper floor Wing C & F - Basement 2 + Basement 1 + P1+ P2/1st to 11 floors	67842.93	69374.83	137217.76
Building 1C (Building no. 4)	Tower 1 is constructed till 12 flr and Tower 2 is constructed till 5 <sup>th</sup> podium and Tower 3(pt) is constructed till 3 <sup>rd</sup> Podium as per EC. Tower 4, 5, 6 & 7 and NTA basement construction not started yet	8980.02	18799.14	27779.16
		190010.11	190681.00	380691.11

Thanking You,

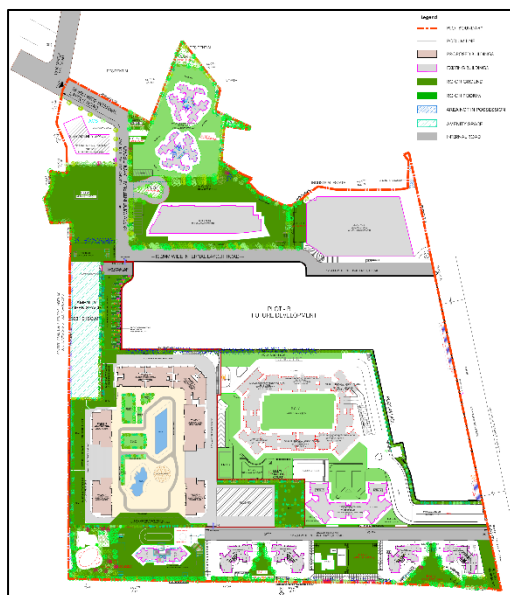
  
VIPULKUMAR N. MISTRY  
CA/2008/41970

Architect  
Mr. Vipul Kumar Mistry

ADD shop no. 15, b -106, natraj building, shiv shrishti complex, m. g. link road, mulund (w), mumbai - 400 080.  
tel : 022-2590 2401, 2560 8550 , 2590 6167 / email : jcvspace@spaceagearch.com

**Environmental Clearance Half Yearly Compliance Report of M/s.  
Cable Corporation Of India Ltd**

**April 2025 to  
September  
2025**



**Half Yearly  
Compliance  
Report  
April 2025 to  
September  
2025**

**Submitted to**  
**Maharashtra State Pollution Control Board (MPCB)**

**Environmental Consultant**



**Building Environment (India) Pvt. Ltd**

Sector- 11, C.B.D. Belapur – 400 614

Telefax: 022 4123 7073/2757 8554

Web: [www.beipl.co.in](http://www.beipl.co.in)

**Submitted by**



**M/s. Cable Corporation of India Ltd  
Laxmi Building, 6, Shoorji Vallabhdas  
Marg, Ballard Estate, Mumbai-  
Maharashtra, 400001**

<b>Sr.No</b>	<b>Specific condition (A) SEAC Condition</b>	<b>Compliance</b>
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.	Document is attached an ANNEXURE 1
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.	NOCs are attached an ANNEXURE 2
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	Document is attached an ANNEXURE 3
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.	Document is attached an ANNEXURE 4
5	PP to increase Miyawaki plantation area to 10% from existing proposed 5% and submit revised plans	Document is attached an ANNEXURE 5
6	PP to complete tree plantation within the site during construction phase	Document is attached an ANNEXURE 6
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	Document is attached an ANNEXURE 7
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 i	Document is attached an ANNEXURE 8
9	PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time	Document is attached an ANNEXURE 9



	<b>SEIAA conditions-</b>	
1	<p>PP submitted that, the total required RG area is 39,319.46 m<sup>2</sup> of the net plot area 1,14,312.07m<sup>2</sup> and provided RG as per approval is 39,319.46 m<sup>2</sup>. Out of that RG provided on mother earth is 20,703.59 m<sup>2</sup>, RG on podium 10,339.59 m<sup>2</sup> &amp; RG provided on ground 8,276.28 m<sup>2</sup> 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</p>	Noted
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	Noted and will be complied as instructed.
3	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	Noted Attached as an annexure.
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.	Noted.
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.	Noted
6	SEIAA after deliberation decided to grant EC for-FSI-2,60,789.11 m <sup>2</sup> , Non FSI-2,97,249.35 m <sup>2</sup> , total BUA-5,58,038.46 m <sup>2</sup> . (Plan approval No-CHE/A-	Noted



	3016/BP(WS)/AR/337/11/Amend dated 18.03.2024) (As per plan approval)	
	<b>General Conditions</b>	
<b>A)</b>	<b>Construction Phase</b>	
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.	Noted. The Solid waste Generated- Non-Biodegradable:5,952 Kg/day Biodegradable:3,969 Kg/day Total: 9,921 Kg/day. Solid waste is managed by local body and disposed safely.
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.	Noted
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.	Hazardous waste viz. paints, varnishes etc. generated during construction sent to authorize hazardous waste management site.  Plastering waste shall be used for raft foundation and backfilling. Since this is Mivan construction. No plaster will be generated.  Tiles waste shall be used for china mosaic water proofing of terraces.  Aluminium cutting waste shall be sold to recyclers.
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.	PP has reported that hutment is provided on site for construction workers.  Proper housekeeping and regular pest control is being carried out through construction.  First aid and medical facilities are provided during construction.

		<p>Site sanitation like safe and adequate municipal water for drinking and domestic purpose, toilets, bathrooms and periodic checkup facilities are provided during construction phase.</p> <p>Waste generated from toilets and bathrooms is collected by sewage suction tanker by local solid waste management facility for further treatment.</p> <p>Solid Waste: Waste through construction activity is being reused as per the waste management plan and rest is sold to recyclers.</p>
V.	Arrangement shall be made that waste water and storm water do not get mixed.	<p>PP has reported that, Storm water drains have been designed considering peripheral storm water discharge.</p> <p>Storm water line and sewer drainage line will be separated to avoid the contamination.</p>
VI.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.	PP has reported that Water demand during construction phase is reduced by recycling of water and premixed concrete.
VII.	The ground water level and its quality should be monitored regularly in consultation with ground water Authority.	Will be complied.
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.	<p>PP has reported that No ground water is used. Project does not depend upon the direct intake from ground water table. It is fully dependent upon Municipal Water Supply.</p> <p>Plan approval for construction of basement has been obtained from BMC</p>
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.	Will be complied.

X.	The Energy Conservation Building code shall be strictly adhered to.	Noted.
XI.	All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.	Noted.
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.	PP has reported that additional soil was used for site levelling and backfilling purpose.
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	PP has reported that Soil and groundwater were tested as a part of environmental clearance and were found devoid of any heavy metal and other toxic contamination. The monitoring reports are attached in Annexure hard copy for your reference as Enclosure-
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.	Noted.
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.	No DG sets being used during construction phase. An alternative source has been used.
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.	All the vehicles bringing construction material have valid PUC certificate which have filed for log maintenance.  All the vehicles do comply with relevant air and noise standards. The proponent has instructed the contractors and sub-contractors to run the vehicles during nonpeak hours.
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	The measures mentioned in the EMP for noise abatement are being strictly followed. Site barricades of height 3.5 mt are provided to reduce noise pollution.

	construction phase, so as to conform to the stipulated standards by CPCB/MPCB.	<p>Existing trees along the plot boundary are serving as permanent and natural noise barriers.</p> <p>It is also helpful in reducing the air borne particles and to absorb the vehicular emissions.</p> <p>The regular monitoring results indicate that the air and noise parameters are as per CPCB standard limits and do not show any incremental load because of the construction activity.</p>
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.	<p>DG sets will be source of backup power for common area illumination and will conform to the rules made under Env. Protection Act, 1986.</p> <p>Low Sulphur diesel will be used.</p> <p>DG sets will be placed in an acoustic enclosure.</p> <p>All these DG sets will be operated for smaller period during power failure.</p> <p>Provision of adequate stack height as per CPCB norms.</p>
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.	A qualified EHS team is working on site for monitoring of construction phase.
<b>B)</b>	<b>Operation Phase</b>	
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.	Noted.

II.	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	The Project is in construction phase and there is minimal E-waste generation and disposal being carried out as per standards.
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.	Noted.
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.	Noted. STP, MSW disposal facility, green belt development facility will be provided prior to occupation of the building as per mentioned in the Environmental clearance copy. A full- fledged STP of capacity of 2627 KLD will be installed onsite for the treatment of the entire waste water generated on the project has received water Supply From Nagar nigam
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.	Noted.
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	The project has entry/exit points with sufficient width of road to avoid traffic congestion. Complete parking is internal. The site is well connected.
VII.	PP to provide adequate electric charging points for electric vehicles (EVs).	Noted.

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.	<p>PP will comply with the same. The proponent will develop green belt of adequate density of local species along the periphery of the plot so as to provide protection against noise and air pollution and will enhance the aesthetic values of region.</p> <p>Trees with large canopy have been planted so that they can suppress dust emissions.</p>
IX.	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	The project has erected environmental management cell within the construction supervision team to supervise all aspects of the Environmental management plan.
X.	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise break-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.	<p>Noted. STP, MSW disposal facility, green belt development facility will be provided prior to occupation of the building as per mentioned in the Environmental clearance copy.</p> <p>A full- fledged STP of capacity of 2627 KLD will be installed onsite for the treatment of the entire waste water generated on the project has received water Supply From Nagar nigam</p>
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	<p>Complied.</p> <p>We published public notice in local Newspapers.</p>
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.	<p>Agreed to Comply with.</p> <p>Developers have submitted copy of Environment clearance to local Municipal Corporation and NGO and has been</p>

	The clearance letter shall also be put on the website of the Company by the proponent.	uploaded the same on the website of the company.
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, SO <sub>2</sub> , NO <sub>x</sub> (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.	We will comply with the same.  We are submitting herewith six monthly report on status of compliance of stipulated EC conditions and Environmental monitoring reports to the Regional Office, MoEF with copy to this department and MPCB.
<b>C)</b>	<b>General EC Conditions</b>	
I.	PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.	Yes, developer has agreed to follow the mentioned condition.
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.	Will be applied
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.	Noted.
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.	We are submitting herewith six monthly monitoring reports to the Regional Office, MoEF with copy to this department and MPCB.
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	We will comply with the Same.

	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	Noted.
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.	Not Applicable.
4	The environmental clearance is being issued without prejudice to the action 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.	<p>We have obtained Environmental Clearance from Environment Department, Government of Maharashtra.</p> <p>Project doesn't fall under violation of EP Act and no court case pending in the court of law.</p> <p>We will carry out the construction activity as per Environmental clearance and other approvals received.</p>
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.	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.	We understand and accepts this condition by MoEF.



7	Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.	Noted.
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.	Noted and will be complied.
9	Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1 Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	Noted.

## **Annexures**



**Point No. 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 NOC are obtained by the PP.**

## a) SWD Remarks

**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
No.DyChe/ 981 /SWD/WS dt. 21 APR 2015

To,  
M/S. Spaceage Consultants,  
B-106, Natraj Building,  
Mulund Goregaon Link Road,  
Mulund(West), Mumbai-400080.

Office of the,  
Dy.Ch. Engr. (Storm Water Drain) W.S.  
Green Woods C.H.S. Ltd.,  
Andheri-Kurla Road,  
Andheri (East), Mumbai - 400 093.

**Subject :- Revised Storm Water Drains remarks for proposed building on plot bearing CTG No. 163/A & 105 of village Magathane, Dattapada Road, Borivali(East), Mumbai-400066.**

**Ref :-** Your Letter u/no. Nil dttd.16.09.2014 received in this office on 23.02.2015.

Gentlemen,

The remarks for the above mentioned property for storm water drain / nallas are as under:-

(A) **Nalla Remarks**

1. Whether any natural water course / nalla is passing through the property. Yes

2. Whether specific remarks for nalla is obtained from E.E.(SWD) City & C.C. Yes, 1) DyChe/SWD/402/PC dttd.07.05.2007  
2) DyChe/SWD/1545/PC dttd.15.10.2010

(B) **Storm Water Drain remarks inside the plot.**

1. Minimum formation level of the plot shall be 28.0 M THD or 15 cm above the formation level of the existing road whichever is higher.

2. Side open space shall be leveled, consolidated with slope towards proposed and existing S.W. Drain.

3. At no time existing natural watercourse / storm water drain passing through the plot under reference shall be blocked.

4. The storm water from the adjoining locality shall be allowed to pass through the holding and any blockage shall be removed at owners risk & cost.

5. While constructing the drain the inverts level of the drain shall be kept such as to admit storm water coming from adjoining area.

6. The invert of the S.W.D. on upstream side shall never be lower than the invert on downstream side drain. Similarly if there is existing drain on upstream, the invert of the new drain shall necessarily be lower than the invert of the existing drain on upstream.

7. The proposed / existing S.W.D. shall be covered with heavy duty M.S. / R.C.C./F.R.P. gratings and heavy duty R.C.C./I.F.R.P. Frame and cover.

(C) **Storm Water Drain remarks for existing Municipal Rds. / D.P. Rds. Internal Rds.**

1. The S.W.D. shall be constructed as per Municipal specifications with both side walls of 20 cm thk. in M20 grade C.C. alongwith bed concrete of 15 cm th. In M15 grade C.C., haunch of 8 cm th. In M20 grade etc. with smooth internal surface and same shall be covered with R.C.C. slab in M20 grade C.C. alongwith heavy duty C.I./F.R.P. frame & cover (with locking arrangement) of size 0.91 m x 0.61 m at 6 m distance.

2. R.C.C. pipe weep holes of 150 mm dia shall be provided at 6 m distance to collect the storm water from road surface to S.W. Drain

3. The gradient of the S.W.D. shall be given such as to create velocity of 1.2 m / Sec. In case of steep localities where velocity is likely to exceed 2.40 m / Sec. intermediate drop in the invert shall be provided.

4. The top of the S.W.D. wall shall be kept min. 10 cm above the formation level of the road.

5. The waterway shall be measured 0.15 m before the formation level of road & minimum waterway depth in any drain shall not be less than 0.30 m and minimum width not less than 0.45 m.

6. All drains crossing roads shall be 2 times the size of drains proposed.

7. Developer should construct S.W. Drain of specified size as marked on the attached plan.

8. To fully encase the R.C. pipe drain & pipe culvert with 15 cm th. M20 grade C.C.

9. To intimate the date of starting the construction of S.W.D. / nalla in advance.

10. To submit 'As Built' drawing showing cross sections of S.W.D. / nalla constructed as per remarks.

11. Necessary permission for the development of holding shall be obtained from the concerned authorities before starting the work.

12. R.C.C. slab for 'AA' class along with heavy duty frame and cover with locking arrangement on S.W.D. shall be provided at every entrance gate of the premises.		
13. Compound wall shall not be constructed on S.W.D. wall and adequate number of weep holes / openings should be provided in the compound wall wherever necessary.		
14. These remarks shall not be accounted as ownership documents.		
15. The remarks offered above are valid for the period of two years from the date of issue.		
16. That the above storm water drains shall be constructed as per the design of Lic. Structural Engineer and stability Certificate from Lic. Structural Engineer shall be submitted before requesting for Completion Certificate.		
17. Additional remarks :		
Revised Storm Water Drains remarks for proposed building on plot bearing CTS No. 163/A & 165 of village Magathane, Dattapada Road, Borivali(East), Mumbai-400066.		
Sr. No	Notation	Description of SWD Works
1	A→A1→T3→Q1→A2→A3→A4	Existing pipe drain to be cleaned repaired, maintained and remarks issued by DyChe(SWD)PC for the same shall be complied with.
2	B2→B3	Existing Nalla to be cleaned repaired, maintained and remarks issued by DyChe(SWD)PC for the same shall be complied with.
3	B→B1→B2	Remarks issued by DyChe(SWD)PC for the same shall be complied with.
4	C1→C2→C3→C4→C5→C6→C7, D→D1→D2→C1,E→E1→E2→C2, G→C4,H→H1→H2→H3→C5, I→I1→I2→I3→C6,M→M1→M2,L→L1→L2→L3	S.W. Drain for which Part Completion Certificate issued u/no.DyChe/1583/SWD/WS dtd. 21.12.2009. Existing SWD to be repaired and maintained.
5	J→J1,J→J2→B3,J→J3,B2→B3,K2→K3, K4→K5→K6→K7→K8→K3, L3→L4→L5→L6,K4→C1→O1→O2,K6→O2	S.W. Drain for which Part Completion Certificate issued u/no.DyChe/246/SWD/WS dtd. 23.06.2010. Existing SWD to be repaired and maintained.
6	N→N1→N2→N3→M2→L3, N→N1→N5→N6→N7→N8→L6	S.W. Drain for which Part Completion Certificate issued u/no.DyChe/1244/SWD/WS dtd. 09.04.2014. Existing SWD to be repaired and maintained.
7	O2→P→P1→P2→P3→P4→P5→P6→K7,U3→U4→T5, V→T4, R→R1→Q2, S→S1→Q2	Proposed S.W. Drain of Min. 0.20 Sq.M. area with width of 0.45 ft with bottom slope of 1 in 500 towards discharging point and covered with heavy duty R.C.C./M.S./C.I. grating.
8	K3→U→B,U→T8,U2→U1,U2→T7,T6→T7,T1→T2→T3,T1→T4→T5→T6→Q3, T→T8,K→T9→A,T10→T7,T10→Q3, Q→Q1,Q2→Q3	Proposed S.W. Drain of Min. 0.40 Sq.M. area with width of 0.60 m with bottom slope of 1 in 500 towards discharging point, and covered with heavy duty R.C.C./M.S./C.I. grating.
9	T8→B1, Q3→B2	Proposed S.W. Drain of Min. 0.60 Sq.M. area with width of 0.75 m with bottom slope of 1 in 500 towards discharging point, and covered with heavy duty R.C.C./M.S./C.I. grating.
10	T7→T8	Proposed RCC Box Culvert of min 1.20 Sq.M. with min. width of 1.20 mtrs designed for 'AA' Class Loading with heavy duty C.I. Frame & Cover of size 0.90x0.60m at centre.
<b>General Remarks</b>		
1. To provide C.C. pavement in open spaces of the buildings with slope towards S.W. Drain.		
2. Access Gate Slab of Bldg. shall be Designed/ constructed for AA class Loading.		
3. The above remarks are given as per your request and without prejudice. The said remarks are likely to be revised subject to contention raised at any instance in future.		
4. Provide weep holes of 100mm dia A.C. pipes @ 5.00m C/C along compound wall.		
5. If there is any amendment / changes in the plan / layout revised remarks will have to be obtained before.		
6. All temporary measures are to be taken to avoid flooding and stagnation of water in the area due to proposed construction activity.		
7. The surface water from the adjoining bldg./structures/plots/slum if any shall be allowed to flow through S.W.D. of above property and the invert level of the proposed drain should be kept below the invert level of S.W.D. of adjoining bldg./structures/plots/slum.		
8. Provide proper slope and drainage arrangement at Podium floors to drain out the storm water into the drain at ground level. To submit the plan showing the S.W.Drain network within the Podium Floor and upto the discharge point.		

- Construct RCC Box Drain across the ramp of min. size 0.27sq.m. (0.60m wide) Designed/ constructed for AA class Loading and connect the same to nearby SWD to drain off the surface storm water of all Podium Floors
- Provide proper slope and drainage arrangement in Pit parking floor/Basement floors with sump pit of adequate size and pumping arrangement of adequate capacity along with standby unit , to pump out the accumulated water, into the drain at ground level. The competent authority shall certify the pumping arrangement/design and certificate thereof should be submitted to this office.
- Provide open S.W.Drain of min. size 0.20sq.m. (0.45m wide) along the driveway/periphery, covered with heavy duty RCC/Steel Grating for Basement Floors.
- Construct RCC Box Drain across the ramp/s of min. size 0.20sq.m. (0.45m wide) Designed/ constructed for AA class Loading and connect the same to nearby SWD for Basement Floors.
- To comply with all the conditions of major nalla remarks issued u/no. DyChe/SWD/1545/PC dttd. 15.10.2010.
- Separate SWD remarks shall be obtained for the future development areas and when it is proposed to be developed.

No. DyChe/ 981 /SWD/WS dt. 21 APR 2015

Copy to :- E.E. BP(WS) "R" Ward

Ref: CHE/A-2016/BP(WS)/AR

Forwarded for information please.

**TRUE COPY**

For Spaceage Consultants

**E.E.(S.W.D./WS(Z-VII))**



**Point No. 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 NOC are obtained by the PP.**

## b) Sewer Remarks

**MUNICIPAL CORPORATION OF GRETER MUMBAI**  
No. E.E. Mech.(MS)/5237/ WS dtd.

**EXECUTIVE ENGINEER MECHANICAL**  
(Main Sewer) Western Suburbs  
MUNICIPAL CORPORATION OF GRETER MUMBAI  
Relief Road, junction, J.P. Road  
Andheri (West), Mumbai 400053  
Tel. 26368650,53.

Sub :- Sewerage remark for proposed residential building on bearing  
C.T.S.No. 163-A & 165 of village Magathane at Dattapada Road,  
Kandivali(E) Mumbai

Ref : - A letter from M/S Constructive India received on 05/12/2011

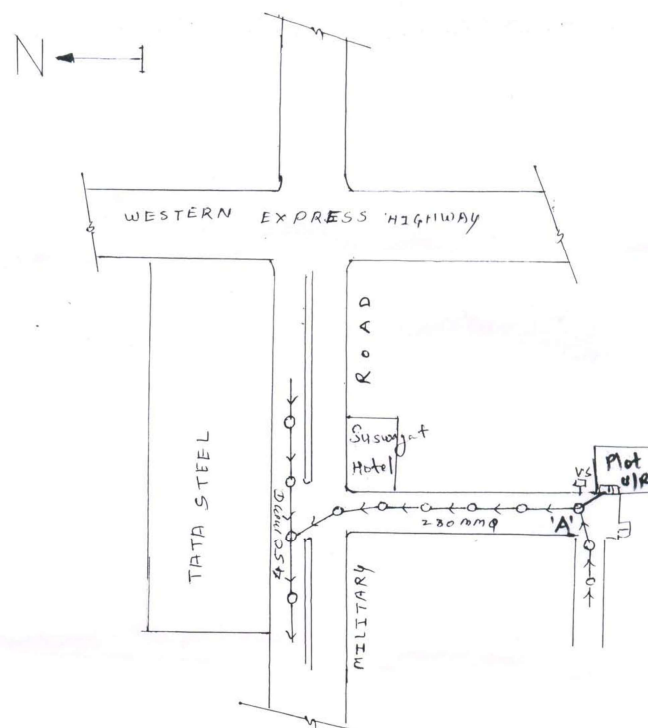
With reference to above cited subject, following remarks are given from  
this office.

- 1) The actual depth of nearest connecting M.H.' A' marked on sketch is 1.66 MTR approx.
- 2) There exists 230 mm dia. connecting sewer line
- 3) The direction of flow leading towards Shimpoli pumping station as shown in the sketch.
- 4) The existing connecting sewer lines are functioning smoothly at present.
- 5) The additional load calculations of proposed building may be calculated at your end only.

Forwarded please.

Encl :- 1) sketch.

10-12-2011  
E. E. Mech.(M.S.)WV.S.




The depth of M.H. A1 is 1.66 mtrs approximately.

10-12-2011  
10/12/2011  
ME S/C


**Point No. 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 NOC are obtained by the PP.**

### c) HRC NOC for Tower 3

<p style="text-align: center;">NO: CHE/HRB-1053/DPWS</p> <p style="text-align: center;"><b>BRIHANMUMBAI MUNICIPAL CORPORATION</b>  <b>CHE/HRB-1053/DPWS</b>  Office of the:  <b>Chief Engineer (D.P.)</b>  Brihanmumbai Mahanagarpalika,  Municipal Head Office, 5<sup>th</sup> Floor,  Annex Building, Mahapalika Marg,  Fort, Mumbai-400 001.</p> <p>To,  <b>M/s. Spaceage Consultants</b>  Shop No. 15, b-106, Natraj Building,  Shiv Shrishti Complex, M. G. Link road,  Mulund West, Mumbai - 400 080</p> <p><b>Sub :</b> High Rise Committee's NOC to High Rise Tower no. 3 of Building no. 4 proposed on plot bearing CTS no. 163-A &amp; 165 of village Magathane at Dattapada road, Borivali (E), R/Central ward, Mumbai.</p> <p><b>Dev:</b> M/s Cable Corporation of India Ltd.  <b>Arch. / L.S.:</b> M/s Spaceage Consultants.  <b>Str. Con:</b> M/s Egis Engineering Pvt. Ltd.  <b>Geo. Con:</b> M/s Gecon International Pvt. Ltd.  <b>MEP Con.:</b> M/s Egis Engineering Pvt. Ltd.</p> <p><b>Ref :</b> Your letter received on 15.07.2024.</p> <p>Gentleman,</p> <p>With reference to your above referred representation regarding subject matter, by direction, I have to inform you that the High Rise Committee, constituted under Regulation 19(2A) of Development Control &amp; Promotion Regulation 2034 has recommended your proposal comprising of High Rise Residential <b>'Tower no. 3 of Building no. 4'</b> comprising of common lower basement 2 for parking &amp; services + common lower basement 1 for parking &amp; services + common ground floor for double height entrance lobby, parking &amp; services + 1<sup>st</sup> podium level for entrance lobby void, services &amp; parking + 2<sup>nd</sup> to 4<sup>th</sup> Podium levels for parking &amp; residential + 5<sup>th</sup> podium level for part residential &amp; part deck level + 6<sup>th</sup> to 49<sup>th</sup> upper residential upper floors with total height of <b>150.00 mtrs</b> from general ground level up to terrace level, as per the High Rise Committee meeting held on 25.09.2024, subject to the terms &amp; conditions as mentioned below:</p> <p><b>MANDATORY CONDITIONS :</b></p> <ol style="list-style-type: none"> <li>Access roads to the site and roads on the site that will be required as per plan permanently should be minimum water bound macadam road and constructed before construction activities commence. This will help in reducing local dust emissions to a great extent. The road can be converted to a black top road once the construction activities are completed.</li> <li>As the site is located in a developed urban area, it is essential to enclose the site using barriers, to reduce the noise and dust impacts on surrounding buildings and sites.</li> </ol> <p style="font-size: small;">D:\DP P North\Unv\HRB\Proposal NOC Report\1053\HRB 1053 Borivali.docx</p>	<p style="text-align: center;">NO: CHE/HRB-1053/DPWS</p> <ol style="list-style-type: none"> <li>Ground Water in Mumbai is likely to be saline and further there is a possibility of sewage contamination in well water, as such, municipal water be used for construction, with approval of competent authority, if permitted.</li> <li>Withdrawal of ground water should be restricted as it may cause sudden draw-down and subsidence of surrounding land/buildings.</li> <li>The electric meters and substation in the buildings be located on higher level to prevent power failure during floods.</li> <li>While approving the proposal for building above 120 mt. the minimum width of access road shall be as per Regulation 19(2) of DCPR 2034.</li> </ol> <p><b>ADDITIONAL CONDITIONS :</b></p> <ol style="list-style-type: none"> <li>Separate set of firefighting pump shall be provided for Tower-3.</li> <li>Internal access road of 9.00 mtrs shall be broadened at the turnings sufficient enough to negotiate at the turn for easy movement of tallest firefighting ladder, the ground area shall be hard paved.</li> <li>Interconnecting walkways to the refuge areas in all the three towers (tower 1, tower 2 &amp; tower 3) shall be material of fire resistant &amp; fire rating not less than 2 hours and parapets provided on either side of 1.20 mtrs.</li> </ol> <p>If your client is agreeable to the aforesaid terms and conditions, you may approach the Executive Engineer (BP)WS-II 'R2', who is being informed separately regarding subject matter.</p> <p><b>Acc:- A Set of Plan.</b></p> <p style="text-align: right;">Yours faithfully,    (C. L. Untage)  <b>Dy. Chief Engineer</b>  <b>(Development Plan)-II</b></p>
--	---

**Point No. 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 NOC are obtained by the PP.**

**d) SWM NOC**


 <p><b>BRIHANMUMBAI MUNICIPAL CORPORATION</b> (Solid Waste Management Department)</p>		
<p>Office of Executive Engineer, SWM SWM Zonal Office 7,</p>		
<p>Application Number - CHE/A-3016/BP(WS)/AR/SWM/11/Amend, dated - 01 Aug 2025 Issued remarks Number SWM/26398/2025/R/C/WSII Dated 20 Aug 2025.</p>		
<p>To (Architect / L.S), SHASHIKANT LAXMAN JADHAV B-106, NATRAJ BLDG., MULUND (W)</p>	<p>CC (Owner), CCI PROJECTS PRIVATE LIMITED 4th floor, Laxmi Bldg., 6, Shoorji Vallabhdas Marg, Ballard Estate, Mumbai.</p>	
<p><b>Subject :-</b> Approval to Construction &amp; Demolition Waste Management Plan for the site at CTS/CS Number 163-A &amp; 165 of village MAGATHANE R/C at ward R/Central.</p>		
<p><b>Reference :-</b> Your application / online submission for C&amp;D Waste Management Plan levelling &amp; filling at designated site dtd. 01 Aug 2025.</p>		
<p>With reference to your application/ online submission, the Debris Management Plan submitted by you has been approved as per "Construction and Demolition Waste Rules 2016" and you are allowed to transport Construction &amp; Demolition/ Excavation Material from construction site to the unloading site subject to following terms &amp; conditions.</p>		
<ol style="list-style-type: none"> <li>This approval is subject to the orders given by Hon. Supreme Court u/no. in SLP (Civil) No. D23708/2017 dated 15.3.2018. You shall follow this order of Hon. Supreme Court and instructions therein.</li> <li>You shall handle &amp; transport Construction &amp; Demolition Waste / Excavation Material to the extent of 2503 Brasto designated unloading site - Design, Build &amp; Operation and Maintenance of Malad Wastewater Treatment Facility including Ground Improvement Works under MSDP Stage - II (Priority Works) Mr. Soma Raju - 9908916699, Mr. Satyanarayana Raju - 9591729988 &amp; validity 12 Jun 2026.</li> <li>You shall transport the C&amp;D waste with proper precautions and employ adequate measures safe guards to dispersal of particles through the air.</li> <li>You have mentioned designated site for transportation of C&amp;D waste for filling and levelling purpose. The C&amp;D waste shall be transported and deposited at the designated site only The Landfill site (unloading site) shall be governed by the Construction and Demolition Waste Management Rules, 2016 and Solid Waste Management Rules, 2016.</li> <li>In the event for any reason whatsoever, the consent given by the Designated Site / Agency is revoked or the time limit for the designated site has expired or the capacity of unloading site is exhausted. In such case the builder / developer shall forthwith stop the transportation activities. The builder / developer shall submit revised Construction and Demolition waste management plan along with required valid documents for revalidation of existing C&amp;D waste Management Plant.</li> <li>The construction &amp; Demolition Waste shall be transported through your Transport Contractor. The details of the same shall be uploaded in the system by the applicant at the time of actual transportation.</li> <li>The deployed vehicles shall abide by all the R.T.O. rules and regulations. You shall ensure that the vehicles should be properly covered with tarpaulin or any other suitable material firmly to avoid any escape / fall of waste on road from moving vehicle. The body and wheels shall be cleaned and washed thoroughly to avoid spreading of waste on road.</li> <li>The copy of approved Construction and Demolition Management Plan Shall be accompanied with each and every vehicle under this</li> </ol>		
<p>Page 1 of 2</p>		

<p>approval. The developer shall issue the proper Challan for each and every trip of vehicles and that shall be acknowledged by the agency of unloading site. The developer shall maintain record of C&amp;D material transported and shall make it available to MCGM and / or Monitoring Committee whenever required for inspection.</p> <ol style="list-style-type: none"> <li>The approval is granted presuming that the papers submitted by the applicants / Owners are genuine. For any dispute arising out of documents submitted by applicant, POA / Occupant / Owner shall be held responsible as prescribed under the law prevailing in force.</li> <li>The approval granted hereto does not absolve the other approval required from the other department of M.C.G.M. OR Govt. authorities.</li> <li>In case of disputes, court matters etc. related to the subject site / land / property, this approval cannot be treated as a valid proof.</li> <li>In case of any breach of condition is brought to the notice of MCGM or Monitoring Committee, Show Cause Notice will be issued and decision will be taken within one month as expeditiously as possible, which shall be binding on you / land owner.</li> <li>This approval is not a permission for excavation or permission for dumping but this is the only approval under Construction &amp; Demolition Waste Management Plan for the transportation of Construction &amp; Demolition Waste for unloading at designated unloading site.</li> <li>You / Land owner shall submit valid Bank Guarantee from the bankers approved by the MCGM and the amount applicable as per attached table. The bank guarantee remains valid till grant of Occupation Certificate (OCC).</li> <li>The license architect / license engineer shall upload compliance report in respect of Construction &amp; Demolition Waste Management Plan, any breach will entitle the cancellation of building permission and work will be liable to stop immediately.</li> <li>(A) Project Total Estimated Qty (Brass) :59916 (B) Obtained NOC(s) Total Qty (Brass) :34409</li> </ol> <p><b>Note:</b></p> <ol style="list-style-type: none"> <li>The above remarks are system generated based on the input data submitted by Architect / Consultant / L.S and if in future it is found that the data is incorrect / fraudulent then the remarks deemed to be treated as cancelled and necessary action will be initiated.</li> <li>The above remarks are system generated and does not require any signatures.</li> <li>This C &amp; D approval is issued subject to obtaining valid IOD / CC. Actual transportation shall begin after obtaining valid IOD / CC only.</li> </ol>	 <p>Brihanmumbai Municipal Corporation</p>
<p>Page 2 of 2</p>	



**Point No. 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 NOC are obtained by the PP.**





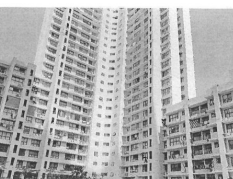
**e) TREE NOC**


<p style="text-align: center;"><b>MUNICIPAL CORPORATION OF GREATER MUMBAI</b> <b>TREE AUTHORITY</b></p> <p style="text-align: center;">(PP)</p> <p>( Case No.121/12-13 ) Office of the Supdt. of Gardens Veermata Jijabai Bhosale Udyan, Dr.Ambedkar Road Byculla(East), Mumbai-400 027. No. DYSG/TA/MC/ 185 Date:- 10/5/15</p> <p>To, M/s. Cable Corporation of India Laxmi Building, 4th Floor, 6, Shoorji Vallabhdas Marg, Ballard Estate, Mumbai-400001.</p> <p><b>Sub :</b>Permission for removal/removal by transplanting of trees coming in the work of proposed construction of Multiplex Theater and Complex building with Podium and Ramp on plot No. A, bearing C.T.S. No. 163-A &amp; 165 of Village Magathane at Borivali (East).</p> <p><b>Ref :</b>Your Proposal Dated 13th Aug, 2012.</p> <p>Sir/Madam,</p> <p>With reference to above it is to inform that your request for removal of trees coming in the work of proposed development has been considered by the Tree Authority under section 8(3) of The Maharashtra (Urban Areas) Protection &amp; Preservation of Trees Act 1975, (As modified upto 3<sup>rd</sup> November 2006). The permission for <b>cutting of 154(149+5fallen)(One Hundred &amp; Fifty Four) trees</b> (bearing Sr. No.13, 14, 18, 19, 24, 25, 27, 28, 31 to 40, 42, 43, 45 to 52, 54 to 59, 95 to 105, 107, 109, 111, 113 to 115, 118 to 121, 125, 126, 128, 129, 133, 137, 138, 140, 146, 147, 150, 151, 158 to 160, 165 to 168, 175 to 178, 185, 186, 187(fallen), 188 to 194, 198, 199(fallen), 200, 201(fallen), 202(fallen), 204, 205, 207, 211 to 216, 218 to 222, 227 to 231, 236 to 239, 242, 244, 245, 246(fallen), 247 to 253, 255, 261 to 264, 266, 268 to 273, 274(joint), 275 to 278, 282 to 284, 286 to 291, 293) and <b>transplanting of 92(Ninety Two) trees</b> (bearing Sr. No.15 to 17, 20 to 23, 26, 29, 30, 41, 53, 60, 106, 108, 110, 112, 116, 117, 122 to 124, 127, 130 to 132, 134 to 136, 139, 141 to 145, 148, 149, 152 to 157, 161 to 164, 169 to 174, 179 to 184, 195 to 197, 203, 206, 208 to 210, 217, 223 to 226, 232 to 235, 240, 241, 243, 254, 256 to 260, 265, 267, 279 to 281, 285 &amp; 292) has been granted by the Tree Authority vide its <b>Resolution No.22 dt. 8th May, 2013.</b></p> <p>The remaining <b>47(Forty Seven)</b> trees (bearing tree Sr. No.1 to 12, 44, 61 to 94) should be retained where they are.</p> <p>You are directed to plant <b>308(Three Hundred &amp; Eight)</b> trees in the said property in lieu of the trees allowed to cut within 30 days in accordance with the provision under section 8(5) of the said Act and intimate to the Tree Officer about the action taken thereto.</p> <p>As per the provision under section 8(3)(a) of the said Act, you are hereby directed that no tree shall be cut/transplanted until fifteen (15) days after the permission is given by the Tree Authority.</p> <p>Further in accordance with the provision under section 11(1) of the said Act, you are hereby directed to plant <b>requisite</b> number of trees as per the norms of the Tree Authority i.e. in open spaces 2(Two) trees per 100 sq. mtr. and in R.G. Area 5(Five) trees per 100 sq. mtr. and care should be taken so that tree grows properly and give a report to the Tree Officer about the condition of these trees once in six months for a period of 3 years.</p> <p style="text-align: center;">...2...</p>	<p>...2...</p> <p>As per provision under section 19(b), you are directed to obtain the N.O.C. of the Tree Officer for planting of trees in open spaces as well as in R.G. Area as per the norms of Tree Authority before getting occupation / completion certificate of the newly constructed building.</p> <p>Your attention is kindly drawn to the provisions under section of 21 of The Maharashtra (Urban Areas) Protection &amp; Preservation of Trees Act 1975, as modified on 3<sup>rd</sup> November 2006.</p> <p>21(1) Whoever fells any tree or causes any tree to be felled in contraventions of the provisions of the Act or without reasonable excuse fails to comply with any order issued or condition imposed by the Tree Officer or the Tree Authority or voluntarily obstructs any member of the Tree Authority or the Tree Officer or any Officers and Servants subordinate to him in the discharge of their functions under this Act, shall, on conviction, be punished with the fine of not less than one thousand rupees which may extend upto five thousand rupees for every offence and also with imprisonment for a term of not less than one week, which may extend upto one year.</p> <p>(2) The felling or causing of felling of each tree without the permission of the Tree Authority shall constitute a separate offence.</p> <p>As per direction of the Tree Authority, you are hereby directed to submit the photographs taken while transplanting of trees and the C.D. of the transplantation of the trees, so as to ensure proper transplantation of the trees.</p> <p>As per the Tree Authority's Resolution No.500 dated 18-3-2011, you are also requested to plant indigenous variety of trees having circumference of 6" above and height of 15' above. The list of indigenous variety of trees is enclosed herewith for your ready reference and compliance.</p> <p>You are requested to contact Jr. Tree Officer ( 'R/C' ) Ward to monitor the technical aspects for transplantation and plantation of trees whose contact No.9930260930</p> <p>Thanking you.</p> <p style="text-align: right;">Yours faithfully,  Supdt. of Gardens &amp; Tree Officer.</p>
---	--



**Point No. 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.**

## CCR was obtained during the validity of the Environment Clearance

 <p><b>भारत सरकार GOVERNMENT OF INDIA</b> पर्यावरण, वन एवं जलवायु परिवर्तन मंत्रालय, MINISTRY OF ENVIRONMENT, FOREST AND CLIMATE CHANGE एकीकृत क्षेत्रीय कार्यालय, पूर्व चंड, नया सचिवालय भवन, सिविल लाइन्स, नागपुर INTEGRATED REGIONAL OFFICE, EAST WING, NEW SECRETARAT BUILDING, CIVIL LINES, NAGPUR - 440001.</p> <p>F. No. EC-1528/RO/2022-NGP   11692</p> <p>Dated: 09.06.2023</p> <p>To</p> <p>Shri. Vinod Motiramani, Project Manager M/s. Cable Corporation of India Ltd. CJI Compound, Rivoli Park, Off. W. E. Highway, Magathane, Borivali (East), Mumbai - 400 066.</p> <p>Subject: Residential &amp; Commercial project at CTS nos. 165 &amp; 163-A of Village Magathane, Dattapada Road, Borivali (East), Mumbai by M/s. Cable Corporation of India Ltd. - Issue of Certified Compliance Report-Reg.</p> <p>Sir,</p> <p>This has reference to your request for the issue of CCR for the above project. In this regard, the above said project was inspected by this office on 21.04.2023. After the site visit and review of additional documents submitted, the implementation of environmental safeguards status in the project is prepared. Copy of the Inspection report is enclosed. PP should ensure the compliance on the observations made in the report.</p> <p>This issues with the approval of Competent Authority.</p> <p>Yours faithfully</p> <p>(ई थिरुनावुक्करासु) वैज्ञानिक-ई</p>  	<table border="0"> <tr> <td>25. Advertisement about the grant of EC</td> <td>Partially Complied. PP has issued the advertisement however, not followed the seven days clause.</td> </tr> <tr> <td>26. Details of areas like Forest, Eco- Sensitive Zone, wildlife sanctuary etc. and the distance from the project.</td> <td>Sanjay Gandhi National Park is at a distance of 6.00 km and the project site is well away from the ESZ.</td> </tr> <tr> <td>27. Details of Show Cause Notice/ direction issued, if any by the State PCB and details of remedial action taken/proposed.</td> <td>Nil</td> </tr> <tr> <td>28. Details of pending Court Cases (if any)</td> <td>Nil</td> </tr> <tr> <td>29. Proposal</td> <td>Reported that due to new UDPCR rules, PP proposed to modify the plan and applied for EC. Hence, requested for CCR.</td> </tr> </table> <p>Conclusion: After the site visit and review of additional documents submitted, the compliance status of environmental safeguards in the project is prepared. It is noted that PP has taken measures and has complied with EC conditions except the timeline in issue of advertisement. PP has issued advertisement but not within the Seven days period. PP should ensure proper compliance in future.</p> <div style="display: flex; justify-content: space-around;">   </div> <div style="display: flex; justify-content: space-around;"> <p>Fig: Google Imagery</p> <p>Fig: Construction at the site</p> </div> <p style="text-align: right;">E. Thirunavukkarasu Scientist-E</p>	25. Advertisement about the grant of EC	Partially Complied. PP has issued the advertisement however, not followed the seven days clause.	26. Details of areas like Forest, Eco- Sensitive Zone, wildlife sanctuary etc. and the distance from the project.	Sanjay Gandhi National Park is at a distance of 6.00 km and the project site is well away from the ESZ.	27. Details of Show Cause Notice/ direction issued, if any by the State PCB and details of remedial action taken/proposed.	Nil	28. Details of pending Court Cases (if any)	Nil	29. Proposal	Reported that due to new UDPCR rules, PP proposed to modify the plan and applied for EC. Hence, requested for CCR.
25. Advertisement about the grant of EC	Partially Complied. PP has issued the advertisement however, not followed the seven days clause.										
26. Details of areas like Forest, Eco- Sensitive Zone, wildlife sanctuary etc. and the distance from the project.	Sanjay Gandhi National Park is at a distance of 6.00 km and the project site is well away from the ESZ.										
27. Details of Show Cause Notice/ direction issued, if any by the State PCB and details of remedial action taken/proposed.	Nil										
28. Details of pending Court Cases (if any)	Nil										
29. Proposal	Reported that due to new UDPCR rules, PP proposed to modify the plan and applied for EC. Hence, requested for CCR.										

	Ganesh Dubile <ganeshbeipl01@gmail.com>
<b>SITE VISIT FOR CCR - M/S. CABLE CORPORATION OF INDIA LTD.</b>	
1 message	
<p><b>Ganesh Dubile</b> &lt;ganeshbeipl01@gmail.com&gt;  To: Regional Office Nagpur &lt;apccfcentral-ngp-mef@gov.in&gt;  Cc: Hrushikesh Kolatkar &lt;hkolatkar@gmail.com&gt;, Amrita &lt;amrita@beipl.co.in&gt;</p> <p style="text-align: right;">Tue, Sep 2, 2025 at 11:32 AM</p>	
<p>Dear sir,</p> <p>Requesting to please conduct the site visit Proposed Project Expansion at CTS no. 163-A &amp; 165, of Village Magathane at Dattapada Road, Borivali (E), Mumbai by M/S. CABLE CORPORATION OF INDIA LTD</p> <p>--</p> <p>Thanks &amp; Regards,</p> <p>Ganesh Dubile</p> <p>[Environmental Executive]</p> <p><b>Building Environment (India) Pvt. Ltd.</b></p>	

**Point No. 4: PP to provide online 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.**

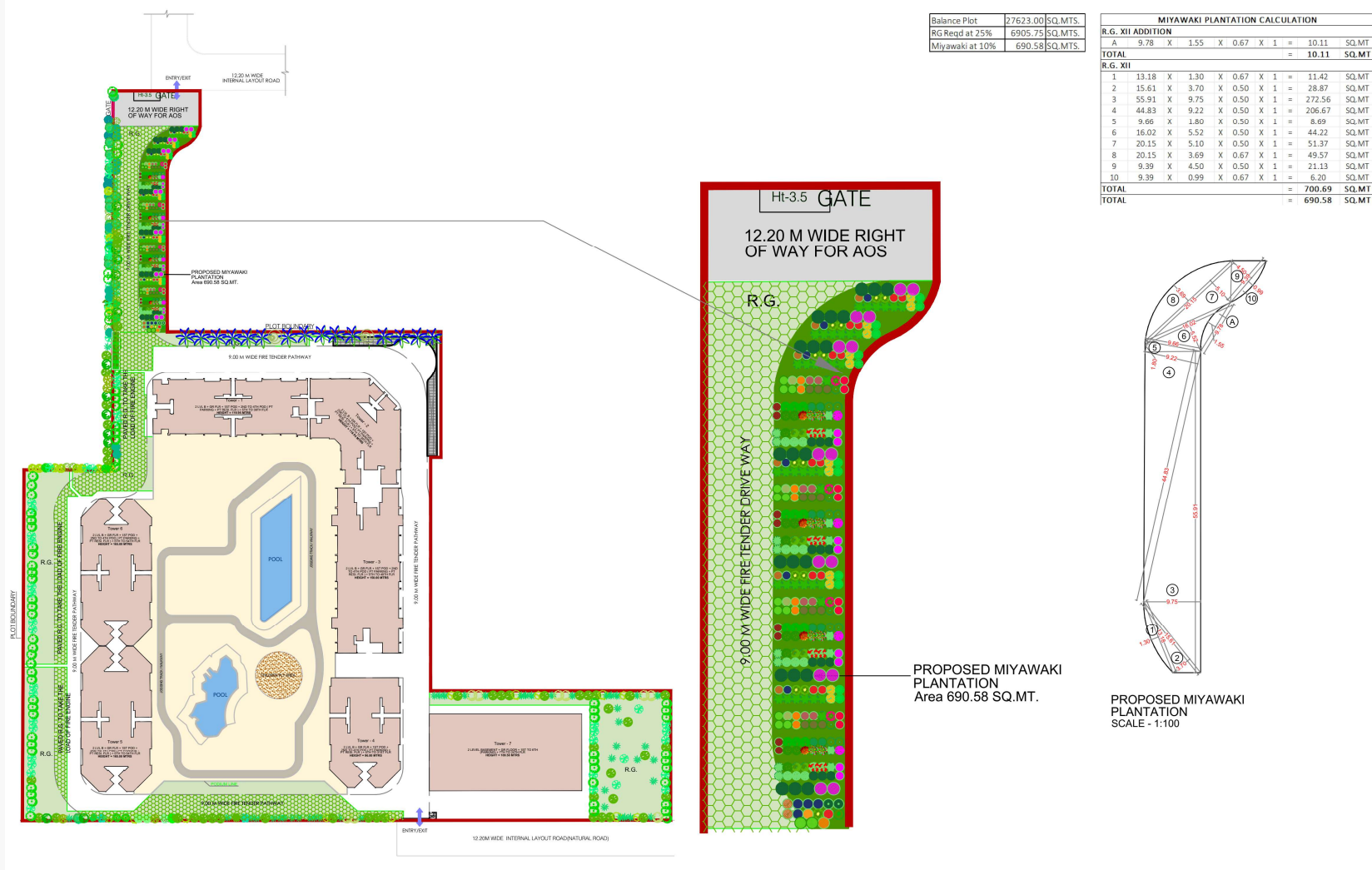
**Air quality monitoring system is already installed on site along with display board .**

Link for online Project web page:

[https://airsencetech.grafana.net/d/bf071633-84e2-4bc9-bd85-854086eca135/cciprojects-airsence-dust-watch?var-device\\_id=AirSENCE-0623C41140377&var-pollutant\\_c=AQI&var-device\\_id\\_c=AirSENCE-0623C41140377&var-pollutant=AQI&var-interval=1m&var-units=ppb&var-device\\_list=AirSENCE-0623580E40318](https://airsencetech.grafana.net/d/bf071633-84e2-4bc9-bd85-854086eca135/cciprojects-airsence-dust-watch?var-device_id=AirSENCE-0623C41140377&var-pollutant_c=AQI&var-device_id_c=AirSENCE-0623C41140377&var-pollutant=AQI&var-interval=1m&var-units=ppb&var-device_list=AirSENCE-0623580E40318)



## Point No. 5: PP to increase Miyawaki plantation area to 10 % from existing proposed 5% and submit revised plans.



**Point No. 5: PP to increase Miyawaki plantation area to 10 % from existing proposed 5% and submit revised plans.**

	<b>Completed portion</b>		<b>% of RG</b>	<b>Balance Development</b>		<b>% of RG</b>
	<b>Required</b>	<b>Completed</b>		<b>Required</b>	<b>Proposed</b>	
<b>Total RG</b>	32,413.71	32,413.22	100.00	6,905.75	6,906.24	100.00
<b>RG on Mother Earth</b>	13,797.84	13,797.35	42.57		6,906.24	100.00
<b>RG on Ground</b>	8,276.28	8,276.28	25.53	-	0	0
<b>RG on Podium</b>	10,339.59	10,339.59	31.90	-	0	0

### **TREE STATEMENT**

New Tree Plantation required as per MoEF & CC norms (1 tree/80 sq.m)	1429
Existing Trees on site (Nos) - Already executed on site	1132
Balance trees to plant (Nos)	297
Proposed Miyawaki Tree Plantation (10 % of 6,905.75 Sq.mt. – 690.58 sq.m)	2070
<b>Total trees on site after development (Nos.)</b>	<b>2464</b>

## Point No. 6: PP to complete tree plantation within the site during construction phase..

 CABLE  
CORPORATION  
OF INDIA LTD.  
**Head Office :**  
Laxmi Building, 4th Floor,  
8, Shoorji Vallabhdas Marg,  
Ballard Estate, Mumbai - 400 001, India.  
Phone : +91 022-6614 4000  
Fax : +91 022-6614 4114  
CIN : U31300MH1957PLC010964

### UNDERTAKING

We, Cable Corporation of India Ltd., hereby undertake the following in relation to the proposed scheme at CTS No.165 & 163 of Village Magathane at Dattapada Road, Borivali (E), Mumbai in compliance with applicable laws and regulations:

1. We undertake completing tree plantation within the site during the construction phase. This initiative will be carried out in accordance with the relevant environmental regulations.
2. We undertake to utilize treated sewage water from the Sewage Treatment Plant (STP) of other occupied buildings for the proposed construction.
3. We undertake to dispose of all electronic waste generated during the construction and operational phases in strict adherence to the E-Waste Management Rules, 2016, and its subsequent amendments.

This undertaking is executed with full awareness of the legal obligations and environmental responsibilities associated with the proposed construction

Dated: 27.08.2024.

For, CABLE CORPORATION OF INDIA LTD.

  
  
Authorized Signatory

**Cable Corporation of India Ltd.**  
Registered Office : Laxmi Building, 6, Shoorji Vallabhdas Marg, Ballard Estate, Mumbai - 400 001, India.  
Website : [www.cablecorporation.com](http://www.cablecorporation.com)  
Works : Plot No. F-3/1, F-3/2, MIDC, Sinnar Industrial Area, (Malegaon), Dist. Nashik - 422 103.  
Phone : 02551-230147 / 230380  
Offices at : MUMBAI, GURGAON, CHENNAI

**Point No. 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.**



Head Office :  
Laxmi Building, 4th Floor,  
6, Shoorji Vallabhdas Marg,  
Ballard Estate, Mumbai - 400 001, India.  
Phone : +91 022-6614 4000  
Fax : +91 022-6614 4114  
CIN : U31300MH1957PLC010964

**UNDERTAKING**

We, Cable Corporation of India Ltd., hereby undertake the following in relation to the proposed scheme at CTS No.165 & 163 of Village Magathane at Dattapada Road, Borivali (E), Mumbai in compliance with applicable laws and regulations:

1. We undertake completing tree plantation within the site during the construction phase. This initiative will be carried out in accordance with the relevant environmental regulations.
2. We undertake to utilize treated sewage water from the Sewage Treatment Plant (STP) of other occupied buildings for the proposed construction.
3. We undertake to dispose of an electronic waste generated during the construction and operational phases in strict adherence to the E-Waste Management Rules, 2016, and its subsequent amendments.

This undertaking is executed with full awareness of the legal obligations and environmental responsibilities associated with the proposed construction

Dated: 27.08.2024.

For, CABLE CORPORATION OF INDIA LTD.

  
Authorized Signatory  


**Cable Corporation of India Ltd.**  
Registered Office : Laxmi Building, 6, Shoorji Vallabhdas Marg, Ballard Estate, Mumbai - 400 001, India.  
Website : [www.cablecorporation.com](http://www.cablecorporation.com)  
Works : Plot No. F-3/1, F-3/2, MIDC, Sinnar Industrial Area, (Malegaon), Dist. Nashik - 422 103.  
Phone : 02551-230147 / 230380  
Offices at : MUMBAI, GURGAON, CHENNAI



**Point No. 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.**

We have been using Anti-smog gun and water sprinkling on site for dust mitigation measures and costing is included in EMP cost of during construction phase.

#### DURING CONSTRUCTION PHASE

No.	Component	Description		Total Cost (Rs. In Lacs)
1	Air and Noise Environment	Air and Noise quality	By outside MoEF& CC Approved Laboratory	1.54
			Sensors for Air quality & Noise level monitoring	50.5*
			Barricades	30.00
2	Water Environment	Water Sprinkling		3.96
		Drinking water analysis		0.21
		Mobile STP		6.00
		Anti Smog Gun		1.40
3	Land Environment	Site Sanitation		10.00
		Labour Camps		1.50
4	Health & Hygiene	Disinfection- Pest Control at site		8.40
		Health-check-up of workers		18.90
5	Cost towards Disaster Management			196.69
Total				329.10

#### DUST MITIGATION MEASURES



## Point No. 9: PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.

 CABLE  
CORPORATION  
OF INDIA LTD.  
**Head Office :**  
Laxmi Building, 4th Floor,  
8, Shoorji Vallabhdas Marg,  
Ballard Estate, Mumbai - 400 001, India.  
Phone : +91 022-6614 4000  
Fax : +91 022-6614 4114  
CIN : U31300MH1957PLC010964

### UNDERTAKING

We, Cable Corporation of India Ltd., hereby undertake the following in relation to the proposed scheme at CTS No.165 & 163 of Village Magathane at Dattapada Road, Borivali (E), Mumbai in compliance with applicable laws and regulations:

1. We undertake completing tree plantation within the site during the construction phase. This initiative will be carried out in accordance with the relevant environmental regulations.
2. We undertake to utilize treated sewage water from the Sewage Treatment Plant (STP) of other occupied buildings for the proposed construction.
3. We undertake to dispose of all electronic waste generated during the construction and operational phases in strict adherence to the E-Waste Management Rules, 2016, and its subsequent amendments.

This undertaking is executed with full awareness of the legal obligations and environmental responsibilities associated with the proposed construction

Dated: 27.08.2024.

For, CABLE CORPORATION OF INDIA LTD.

  
  
Authorized Signatory

**Cable Corporation of India Ltd.**  
Registered Office : Laxmi Building, 6, Shoorji Vallabhdas Marg, Ballard Estate, Mumbai - 400 001, India.  
Website : [www.cablecorporation.com](http://www.cablecorporation.com)  
Works : Plot No. F-3/1, F-3/2, MIDC, Sinnar Industrial Area, (Malegaon), Dist. Nashik - 422 103.  
Phone : 02551-230147 / 230380  
Offices at : MUMBAI, GURGAON, CHENNAI





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><b>During deliberations, following points were emerged</b></p> <p><b>Conditions</b></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 &amp; 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&amp;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><b>Decision: -</b> 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.
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.																				

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, 2<sup>nd</sup> 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 228<sup>th</sup> meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 304<sup>th</sup> (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 03<sup>rd</sup> 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. <b>NABET/EIA/2225/RA 0267_R1</b> Validity limit- <b>May 27, 2025</b>	
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 <sup>0</sup> 13'10.57" N Longitude - 72 <sup>0</sup> 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 <sup>2</sup> )	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 <sup>2</sup> ) 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 Basemen ts + 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)	Basemen t + 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
	Reserva tion	Maternity Home and Dispensar y	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 <sup>th</sup> (pt) Floors (Wing A) / 16 <sup>th</sup> 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 <sup>st</sup> to 19 <sup>th</sup> Upper floors	67.80	Building 1A: (Building no. 4 - White Spring) (Residential) Wing A & B.	Basement 2 + Basement 1 + P1 + P2 /1 <sup>st</sup> to 19 <sup>th</sup> 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 <sup>st</sup> 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 <sup>st</sup> to 42 upper floors Wing B & E Basement 2+ Basement 1 + P1 + P2 /1 <sup>st</sup> to 7 upper floors Wing C & F Basement 2 + Basement 1 + P1 + P2 /1 <sup>st</sup> + 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 <sup>st</sup> to 7 <sup>th</sup> upper floors <b>Wing C &amp; F</b> Basement + Lower Ground + Upper Ground + Podium/1 <sup>st</sup> to 11 <sup>th</sup> upper floors				
<b>1</b>	<b>Building A, B, D &amp; E Wings with 6 Wings</b>	141.15	<b>Building 1 C – 6 towers</b>	<b>Tower 1 &amp; 2:</b> 2119.95 Basement + ground floor + 1st pod + 2nd to 4th pod (pt parking + pt resi. Flr) + 5th to 39th resi. Flr. <b>Tower 3:</b> 2150 Basement + ground floor + 1st pod + 2nd to 4th pod (pt parking + pt resi. Flr) + 5th to 49th resi. Flr. <b>Tower 4:</b> 2165 Basement + ground floor + 1st pod + 2nd to 4th pod (pt parking + pt resi. Flr) + 5th to 31st resi. Flr. <b>Tower 5 &amp; 6:</b> 2 Basement + ground floor + 1st pod + 2nd to 4th pod (pt parking + pt resi. Flr) + 5th to 54th resi. Flr. Non-Tower Area – 3 <sup>rd</sup> 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 <sup>rd</sup> basement is added in non-Tower area.



				<b>Tower 7</b>	2 Basement + ground floor + 1st to 6th parking + 7th to 24 <sup>th</sup> 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			<b>Type</b>	<b>Quantity</b>	<b>Treatment / disposal</b>	
				Dry waste	54 kg/day	Handed over to authorize vendors.	
				Wet waste	36 kg/day	Handed over to authorize 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			<b>Type</b>	<b>Quantity</b>	<b>Treatment / disposal</b>	
				Dry waste	5,952 kg/day	Handed over to authorize vendors.	
				Wet waste	3,969 kg/day	Will be treated in OWC.	
				E-Waste	61 kg/day	Handed over to authorize 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	<b>Total Parking</b>		<b>EV Parking (%)</b>
		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		
		<b>Buildings</b>	<b>Tank capacity cum</b>	
		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	<b>Construction Phase:</b> 1.Capital Cost: 329.10 Lacs <b>Operation Phase:</b> 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 <sup>2</sup> )	Proposed Project details (m <sup>2</sup> )	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.
<b>Deduction</b>	9,328.96	4,087.56	Decreased by 5,241.4 Sq. mt.
<b>Net plot Area</b>	1,41,998.04	1,14,312.07	Decreased by 27,685.97 Sq. mt.
<b>FSI</b>	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
<b>Non FSI area</b>	3,07,611.25	3,75,494.64	Proposed increase by 67,883.39 Sq.mt.
<b>Total Built up Area</b>	5,70,164.90	7,28,453.77	Proposed increase by 1,58,288.87 in Sq.mt.
<b>Ground Coverage</b>	56,670.95	56,916.11	Increased by 245.16 sq.m due to change in planning
<b>RG area required</b>	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
<b>RG area provided</b>	48,214.39	39,319.46	Decreased by 8,894.93 sq.mt
<b>No. of Flats, Units &amp; Shops</b>	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.
<b>Parking spaces provision (Nos.)</b>	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
<b>Population</b>	18,263	24,911	Increased 24,911 (Completed Building: 12,375 + Proposed 6 towers, Commercial: 12,536)
<b>Project Cost</b>	1,617.84 Cr	4,395.22 Cr	Increased
<b>Building Configuration</b>	<b>Samarpan: Residential Tower (Building no. 1 and 2)</b> Wing A - Stilt + 21 floors Wing B, C & D - Stilt + 14 floors	<b>Samarpan: Residential Tower (Building no. 1 and 2)</b> 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		
	<b>Royale Samarpan: Residential Tower (Building no. 3)</b> Basement + Stilt + 19 floors Club House: Ground+1 Floor	<b>Royale Samarpan: Residential Tower (Building no. 3)</b> Basement + Stilt + 19 floors Club House: Ground+1 Floor	No Change
	<b>Reservation:</b> Maternity Home and Dispensary	<b>Reservation:</b> Maternity Home and Dispensary	No Change
	<b>Western Edge (W.E.) (Building no. 5 and 6)</b> <b>W.E. I:</b> 2 Basements + Ground + 6 floors <b>W. E.II:</b> 2 Basements + Ground +11 Upper Floors	<b>Western Edge (W.E.) (Building no. 5 and 6)</b> <b>W.E. I</b> - 2 Basements + Ground + 6 floors <b>W. E. II</b> - 2 Basements + Ground +11 Upper Floors	No Change
	<b>Western Edge (W.E.) (Building no.7)</b> <b>W. E. III: 2 Wings (Residential)</b> Wing A and B – Basement + Stilt + 2 Podium + 21 Floors Club House Ground +1 Floor	<b>Western Edge (W.E.) (Building no. 7)</b> <b>W. E. III: 2 Wings (Residential)</b> Wing A and B – Basement + Stilt + 2 Podium + 17 <sup>th</sup> (pt) Floors (Wing A) / 16 <sup>th</sup> 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
	<b>Building 1A: (Building no. 4 - White Spring) (Residential)</b> <b>Wing A &amp; B</b> Basement + Lower Ground + Upper	<b>Building 1A: (Building no. 4 - White Spring) (Residential)</b> <b>Wing A &amp; B</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 <sup>st</sup> to 19 <sup>th</sup> Upper floors	Ground) + P2 (Podium) /1 <sup>st</sup> to 19 <sup>th</sup> Upper floors	
	<b>Building 1B: (Building no. 4 - Wintergreen) (Residential) Wing A &amp; D</b> Basement + Lower Ground + Upper Ground + Podium/1 <sup>st</sup> to 44 upper floors <b>Wing B &amp; E</b> Basement + Lower Ground + Upper Ground + Podium/1 <sup>st</sup> to 7 upper floors <b>Wing C &amp; F</b> Basement + Lower Ground + Upper Ground + Podium/1 <sup>st</sup> to 11 upper floors	<b>Building 1B: (Building no. 4 - Wintergreen) (Residential) Wing A &amp; D</b> Basement 2 (Basement)+ Basement 1 (Lower Ground) + P1 (Upper Ground) + P2 (Podium) /1 <sup>st</sup> to 42 upper floors <b>Wing B &amp; E</b> Basement 2 (Basement)+ Basement 1 (Lower Ground) + P1 (Upper Ground) + P2 (Podium)/1 <sup>st</sup> to 7 upper floors <b>Wing C &amp; F</b> Basement 2 (Basement) + Basement 1 (Lower Ground) + P1 (Upper Ground) + P2 (Podium)/1 <sup>st</sup> + 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
	<b>Residential : Building 1C – 6 wings</b> <b>1 Building with 6 Wings:</b> A ,B, D & E Wings: Basement + Lower Ground + Upper Ground + Podium/ 1st to 41st Upper floors each  <b>C &amp; F Wings :</b> Basement + Lower Ground + Upper Ground + Podium/	<b>Residential : Building 1 C – 6 towers</b> <b>1 Building with 6 Wings:</b> 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 m<sup>2</sup>. Proposal was considered by SEIAA in its 304<sup>th</sup> (Day-1) meeting held on 03<sup>rd</sup> 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 m<sup>2</sup> of the net plot area 1,14,312.07m<sup>2</sup> and provided RG as per approval is 39,319.46 m<sup>2</sup>. Out of that RG provided on mother earth is 20,703.59 m<sup>2</sup>, RG on podium 10,339.59 m<sup>2</sup> & RG provided on ground 8,276.28 m<sup>2</sup> 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 m<sup>2</sup>, Non FSI-2,97,249.35 m<sup>2</sup>, total BUA-5,58,038.46 m<sup>2</sup>. (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.

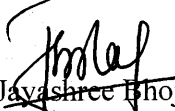
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer 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](http://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, SO<sub>2</sub>, NO<sub>x</sub> (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, 1<sup>st</sup> 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.

