सत्यमेव जयते

File No: SIA/MH/INFRA2/478968/2025

Government of India

Ministry of Environment, Forest and Climate Change

(Issued by the State Environment Impact Assessment Authority(SEIAA), MAHARASHTRA)

***

Date **24/03/2026**

To,

Madan Mistry
OMKAR GROUP
Omkar House, Off Eastern Express Highway, Opp SIon chunnabhatti signal, Sion East, Mumbai - 400022. , Sion, MUMBAI, MAHARASHTRA, Omkar Esquare Building, 400022
moef.omkar@omkar.com

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/INFRA2/478968/2025 dated 17/09/2025 for grant of prior Environmental Clearance (EC) to the proposed project under the provision of the EIA Notification 2006 and as amended thereof.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC25B3813MH5695326N
(ii) File No.	SIA/MH/INFRA2/478968/2025
(iii) Clearance Type	Fresh EC
(iv) Category	B1
(v) Project/Activity Included Schedule No.	8(b) Townships/ Area Development Projects / Rehabilitation Centres
(vii) Name of Project	Proposed Expansion of Slum Rehabilitation Scheme (SRA) of Village Malad, P/N Ward of M.C.G.M., Malad(E) forJanu Bhoye SRA CHS Ltd., Aikyavardhak SRA CHS Ltd. Shri Shiv Kokan SRA CHS Ltd. Rajiv SRA CHS Ltd., Khot Pragati SRA CHS Ltd. & Shiv Sahayadri SRA CHS Ltd. with proposed amalgamation of newly accepted Scheme III on Village Malad (E), P/N Ward of MCGM, Mumbai for Jay Hanuman Kokanipada SRA CHS (prop.), Shivsai Kokanipada SRA CHS (prop.), by M/s. Omkar Realtors & Developers Pvt. Ltd.

(viii) Name of Company/Organization	OMKAR GROUP
(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.: PLOT BEARING C.T.S NO 811A/7(pt) , 812 , 813 , 814 A/1 , 814 A/2 , 814 A/3 , 814 A/4 , 821 , 824 , 825 (pt.) & 844 , 808 , 808/1 to 16 , 805 , 805/7 to 70 , 806 , 806/1 , 807 , 807/1 to 11 , 803 , 804/1 to 2 , 809 , 809/1 to 6 , illage Malad (E) , P/N Ward of MCGM . , Mumbai

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 AssessmentAuthority(SEIAA) Appraisal Committee hereby accords Environment Clearance to the instant proposal of M/s. Madan Mistry 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

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

1. Specific Condition

<table>
<tr><th>S. No</th><th>EC Conditions</th></tr>
<tr><td>1.1</td><td>
<table>
<tr><th>Sr. No.</th><th>Conditions</th></tr>
<tr><td>1.</td><td>PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area as per prevailing Hon’ble Supreme Court Order. PP to obtain all Mandatory NOCs from the Competent Authority required for the Proposed Project. The planning authority shall not grant an occupation certificate unless the PP obtain all NOCs.</td></tr>
<tr><td>2.</td><td>PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of requirement of EIA notification 2006, amended from time to time</td></tr>
<tr><td>3.</td><td>PP to complete compensatory tree plantation in lieu of tree cutting/transplantation as mentioned in the tree NOC before actual cutting/transplantation of trees.</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 cost in EMP</td></tr>
<tr><td>5.</td><td>PP to ensure to achieve the standard parameters of the treated sewage as per order issued by the Hon’ble National Green tribunal on 30.04.2019. PP also to ensure that, the water proposed to be used for construction activities (within or outside premises) /public gardens/road medians etc. shall be strictly for non-potable purpose and after obtaining necessary permission from the competent authority.</td></tr>
<tr><td>6.</td><td>All guidelines issued by the local planning authority, MPCB/CPCB shall be followed to reduce /control air pollution due to proposed activity by way of providing adequate barricading, foggers, water sprinkling.</td></tr>
<tr><td>7.</td><td>PP to complete tree plantation within the site during construction phase.</td></tr>
<tr><td>8.</td><td>PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.</td></tr>
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</td></tr>
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Annexure 2

Details of the Project

<table>
<tr><th>S. No.</th><th>Particulars</th><th>Details</th></tr>
<tr><td>a.</td><td>Details of the Project</td><td>Proposed Expansion of Slum Rehabilitation Scheme (SRA) of Village Malad, P/N Ward of M.C.G.M., Malad(E) forJanu Bhoye SRA CHS Ltd., Aikyavardhak SRA CHS Ltd. Shri Shiv Kokan SRA CHS Ltd. Rajiv SRA CHS Ltd., Khot Pragati SRA CHS Ltd. & Shiv Sahayadri SRA CHS Ltd. with proposed amalgamation of newly accepted Scheme III on Village Malad (E), P/N Ward of MCGM, Mumbai for Jay Hanuman Kokanipada SRA CHS (prop.), Shivsai Kokanipada SRA CHS (prop.), by M/s. Omkar Realtors & Developers Pvt. Ltd.</td></tr>
<tr><td>b.</td><td>Latitude and Longitude of the project site</td><td>19.1822251920586,72.85869905013587 19.18508133163379,72.86295279024766</td></tr>
<tr><td>c.</td><td>Land Requirement (in Ha) of the project or activity</td><td><table><tr><th>Nature of Land involved</th><th>Area in Ha</th></tr><tr><td>Non-Forest Land (A)</td><td>5.9599</td></tr><tr><td>Forest Land (B)</td><td>0</td></tr><tr><td>Total Land (A+B)</td><td>5.9599</td></tr></table></td></tr>
<tr><td>d.</td><td>Date of Public Consultation</td><td>Public consultation for the project was held on</td></tr>
<tr><td>e.</td><td>Rehabilitation and Resettlement (R&R) involvement</td><td>NO</td></tr>
<tr><td>f.</td><td>Project Cost (in lacs)</td><td>228203</td></tr>
<tr><td>g.</td><td>EMP Cost (in lacs)</td><td>4270.8</td></tr>
<tr><td>h.</td><td>Employment Details</td><td></td></tr>
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Details of Products & By-products

Name of the product /By-product	Product / By-product	Existing	Proposed	Total	Unit	Mode of Transport / Transmission
FSI area	Product	249109.26	125450.2	374559.46	sq.m.	NA
Non FSI Area	Product	429829.51	107082.11	536911.62	sqm.	NA
Total Construction Area	Product	678938.77	232533.08	911471.85	sqm.	NA

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/478968/2025
Environment & Climate Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Omkar Realtors & Developers Pvt. Ltd.
Omkar House, Off Eastern Express Highway,
Opp Sion chunnabhatti signal, Sion East, Mumbai -400022

Subject : Environmental clearance for Proposed Expansion of Slum Rehabilitation Scheme (SRA) of Village Malad, P/N Ward of M.C.G.M., Malad(E) forJanu Bhoye SRA CHS Ltd., Aikyavardhak SRA CHS Ltd. Shri Shiv Kokan SRA CHS Ltd. Rajiv SRA CHS Ltd., Khot Pragati SRA CHS Ltd. & Shiv Sahayadri SRA CHS Ltd. with proposed amalgamation of newly accepted Scheme III on Village Malad (E), P/N Ward of MCGM, Mumbai for Jay Hanuman Kokanipada SRA CHS (prop.), Shivsai Kokanipada SRA CHS (prop.), by M/s. Omkar Realtors & Developers Pvt. Ltd.

Reference : Application no. SIA/MH/INFRA2/478968/2025

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-II in its 268th meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 325th meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 12th March, 2026.

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

Sr. No	Description	Details
1	Proposal Number	SIA/MH/INFRA2/478968/2025
2	Name of Project	Proposed Expansion of Slum Rehabilitation Scheme At Plot Bearing C.T.S NO 811A/7(pt), 812, 813, 814 A/1, 814 A/2, 814 A/3, 814 A/4, 821, 824, 825 (pt.) & 844 of Village Malad, P/N Ward of M.C.G.M., Malad (E) for 1) Janu Bhoye SRA CHS Ltd., 2) Aikyavardhak SRA CHS Ltd. 3) Shri Shiv Kokan SRA CHS Ltd. 4) Rajiv SRA CHS Ltd., 5) Khot Pragati SRA CHS Ltd. & 6) Shiv Sahayadri SRA CHS Ltd. with proposed amalgamation of newly accepted Scheme III on plot bearing 808, 808/1 to 16, 805, 805/7 to 70, 806, 806/1, 807, 807/1 to 11, 803, 804/1 to 2, 809, 809/1 to 6 Village Malad (E), P/N Ward of

		MCGM .,Mumbai for 1) Jay Hanuman Kokanipada SRA CHS (prop) 2) Shivsai Kokanipada SRA CHS (prop.) by M/s. Omkar Realtors and Developers Pvt. Ltd.		
3	Project category	8 (b) B1		
4	Type of Institution	Private		
5	Project Proponent	Name	M/s. Omkar Realtors & Developers Pvt. Ltd.	
		Regd. Office address	Omkar House, Off Eastern Express Highway, Opp SIon chunnabhatti signal, Sion East, Mumbai -400022.	
		Contact number	9819900755	
		e-mail	moef.omkar@omkar.com	
6	Consultant	Name: M/s. Enviro Analysts & Engineers Pvt. Ltd. NABET Accreditation No: NABET/EIA/24-27/0355 Validity: 19.07.2027		
7	Applied for	Expansion		
8	Location of the project	Malad		
9	Latitude and Longitude	19°11'2.60"N 72°51'31.97"E		
10	Plot Area (Sq.m.)	71240.27		
11	Deductions (Sq.m.)	8047.14		
12	Net Plot area (Sq.m.)	63,193.13		
13	Ground coverage (m^2) & %	44,902.50 (71.05%)		
14	FSI Area (Sq.m.)	3,74,559.46 sq.m.		
15	Non-FSI (Sq.m.)	5,36,911.62 sq.m.		
16	Proposed built-up area (FSI + Non-FSI) (Sq.m.)	9,11,471.08 sq.m		
17	TBUA (m2) approved by Planning Authority till date.	3,74,462.21 sq.m. including Fungible approved as per approval dated 17/06/2022		
18	Earlier EC details with Total Construction area, if any.	EC vide F.No. SEIAA-EC-00000000445, dated 18/09/2018 granted for Total Construction Area of 6,78,938.77 sq.m.		
19	Construction completed as per earlier EC (FSI + Non FSI) (Sq.m.)	6,48,555.59 Sq.m total area constructed onsite.		

20	**Previous EC dated 18/09/2018**				**Proposed Configuration**				
	Building	**Wings**	**Configuration**	**Height (m)**	**Building**	**Wings**	**Configuration**	**Height (m)**	Remarks
	Rehab Building 1	Wing A, B, C	G + 23 Floors	69.95	Rehab Building 1	Wing A, B, C	G + 23 Floors	69.95	No change
	Rehab Building 2	Wing A,B, C	LG + G + 22 Floors	68.45	Rehab Building 2	Wing A,B,C	LG + G + 22 Floors	68.45	No change,

		Wing D	LG + G + 23 Floors	69.65		Wing D	LG + G + 23 Floors	69.65	No change
		Wing E	LG + G + 29 Floors	88.55		Wing E	LG2 + G + 33 Floors	98.15	Due to amalgamation plots no of tenements increased & accordingly 4 Vertical 4 no of floors is proposed in this building.
	Rehab Building 3	-	-	-	Rehab Building 3	-	G + 10TH (PT.) Floors	34.20	Due to amalgamation plots no of tenements increased, hence new bldg. proposed
	Rehab Building 4	-	-	-	Rehab Building 4	-	3B + Gr. Sale Comm.+ 1st to 6th Parking Podium + 1st to 31st Flr	120	Due to amalgamation plots no of tenements increased, hence new bldg. proposed
	Sale Residential Building No. 1	Tower A	1 LG. Lvl. + G + 5 Podium + Stilt + 45 Floors	185.3	Sale Residential Building No. 1	Tower A	1 LG. Lvl. + G + 5 Podium + Stilt +45 Floors	185.30	No change
		Tower B	1 LG. Lvl. + G + 5 Podium + Stilt + 50 floors +	205.1		Tower B	1 LG. Lvl. + G + 5 Podium + Stilt + 51st Floor	205.10	Part Terrace converted fully into residentia

			51st (pt) Floor						1 flats. Building under construction
		Tower C	1 LG. Lvl. + G + 5 Podium + Stilt + 55 Floor	218.30		Tower C	1 LG. Lvl. + G + 5 Podium + Stilt + 55 Floor	218.30	No change
		Tower D	2 LG. Lvl. + G + 5 Podium + Stilt + 54 Flrs	247.85		Tower D	2 LG. Lvl. + G + 5 Podium + Stilt + 54 Flrs	247.85	No change
	Sale Residential Building 2	Wing A, B & C	Gr/Stilt + 1st to 33rd upper floors connected to parking structure of Gr. + 9 Podiums + Amenity level by 2 Basements	104.10	Sale Residential Building 2	Wing A, B & C	Gr/Stilt + 1st to 33rd upper floors connected to parking structure of Gr. + 9 Podiums + Amenity level by 2 Basements	104.10	No change
	Sale Building 3	-	-	-	Sale Building 3	Wing A	04 Basements + Ground + 1st Shopping + 2nd Floor (Part Shopping / Part Cafeteria) + 1st To 7th Part Podium /Part Residential + Service Floor + E Deck Floor + 1st To 42nd Residential Upper	168.95	Newly proposed

							Floor.		
		-	-	-		Wing B	04 Basements + Ground +1st Shopping + 2nd Floor (Parking Floor) +1st To 7th Podium Floor + Service Floor + E Deck Floor +1st To 42nd Residential Upper Floor.	168.95	
		-	-	-		Wing C	04 Basements + Ground + 1st Shopping + 2nd Floor (Part Shopping / Part Cafeteria) +1st to 7th Podium Floor + Service Floor + 1st To 27th Commercial Upper Floor.	140.30	
	Retail Building	18.83 m.	Newly proposed	-		Retail Building	Ground + 2nd Upper Floor	13.85	Newly proposed
21	No. of Tenements & Shops				Rehab: Residential: 3658 nos., R/C: 24 nos., Existing Amenities: 01 nos., Religious: 16 nos., Number of Balwadi:17 nos. Number of Welfare Centre: 17 nos., Number of Society office: 40 nos., Additional Amenity-I: 17				

Nature Protects if Shown Protected

		nos., Additional Amenity-II: 17 nos., Shops: 331 nos.
22	Total Population	Residential: Rehab: 17795 nos, Sale: 14023 nos., Commercial & others- Commercial: 788, Retail Building: 280 Total: 32,886 nos
23	Total Water Requirements CMD	Domestic: 2774 KLD Flushing: 1418 KLD Landscaping: 117 KLD Total: 4309 KLD
24	Under Ground Tank (UGT) location	below ground & Basement
25	Source of water	Brihanmumbai Municipal Corporation
26	STP Capacity & Technology	Total Capacity- 5083 KLD, MBBR Technology
27	STP & ETP Location	Underground, Basement and open to sky
28	Sewage Generation CMD & % of sewage discharge in the sewer line	3720 KLD, 35% discharge in municipal sewer line
29	Solid Waste Management during Construction Phase	Dry Waste: 20 kg/day Wet Waste: 30 kg/day
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Total waste: 16333 kg/day Dry waste : 9847.1 Kg/day Wet Waste: 6486.4 kg/day
31	R.G. Area in sq.m.	Required: 5055.45 (Required 8% RG as per DCPR 2034) Proposed: 13953.27 Sq.m (Unpaved RG Proposed) Paved RG Ground: 890.16 sq.m Additional Rg on Podium: 890.16 sqm. No. of trees existing onsite: 16 nos. Trees to cut as per NOC: 03 nos Trees transplanted per NOC:03 Nos Trees Retained as per NOC: 10 nos. Trees to be planted in lieu of cut : 09 nos Trees planted on site till date: 133 nos. Trees to be planted along the plot boundary & RG 800 nos. Miyawaki proposed: 340sqm. 1360 nos.+ 340 shrubs Total trees on plot after project completion: 133 nos +10 nos +800 nos +1360 nos = 2303 nos .+ 340 shrubs
32	Power requirement	Connected Load: 42469 kW, Demand Load: 20837 kW
33	Energy Efficiency	Total Saving: 20% Solar Saving: 5%
34	D.G. set capacity	Rehab Residential (Building 1 & 2): 2 X 400 kVA, 2 x 183 kVA Rehab Residential Bldg. 3: 1 x 400 kVA

		Rehab Residential Bldg.4: 1 x 500 kVA Sale Residential Building 1: 5 x 750 KVA Sale Residential Building 2: 1 x 1010 kVA Sale Residential Building 3: 2 x 750 KVA Retail Building: 1 x 200 KVA
35	No. of 4-W & 2-W Parking with 25% EV	4W Proposed: 4153 Nos., EV: 25% in proposed buildings 2W: 153 Nos. , EV: 25% in proposed buildings
36	No. & capacity of Rainwater harvesting tanks /Pits	980 cu.m
37	Project Cost in (Cr.)	Rs. 2282 Cr.
38	EMP Cost	Construction Phase: Capital Cost: Rs. 156 Lakhs, O & M Cost: Rs. 258 Lakhs Operation Phase: Capital Cost: Rs. 4310.8 Lakhs (Including DMP), O & M Cost: Rs. 402.3 Lakhs (Including DMP)
39	CER Details with justification if any….as per MoEF & CC circular dated 01/05/2018	It will be as per the OM dated 30th September 2020.
40	Details of Court Cases/litigations w.r.t the project and project location, if any.	NA

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

Sr. No.	Project Details	Unit	Details		
			As per EC Received 18/09/2018	For proposed Amendment	Remarks
1	Plot area	Sq.m.	59,598.90	71,240.27	Increase in plot area due to amalgamation plots
2	Deductions	Sq.m	12086.3	8047.13	Deduction area reduced due to amalgamation of Plot
3	Net Plot area	Sq.m.	47,512.60	63,193.13	Increase in net plot area due to amalgamation
4	FSI area	Sq.m.	2,34,219.81 Sq. m. + 14,889.45 Sq. m. (Fungible FSI) = 2,49,109.26 sqm.	361887.25 Sq.m + 12672.21 Sq.m (Fungible FSI) 3,74,559.46	FSI area increased
5	Non FSI area	Sq.m.	4,29,829.51	5,36,911.62	Non FSI area increased

6	Total Built up area (Construction area)	Sq.m.	6,78,938.77	9,11,471.08	Due to Amalgamation of plot, there is an overall increase in FSI, Non-FSI and Total Construction Area
7	Ground-coverage Area	Sq.m. %	37497.18 (62.92%)	44902.50 (71.05%)	The ground coverage is increased due to proposed expansion.
8	Project Cost	Rs.	1359.00 Cr	2282.00 Cr	Due to amalgamation of Plot new buildings are proposed, accordingly project cost increased.

9 **Building Configuration**

As per EC Received				For proposed Amendment		
Buildings	**Wings**	**Configuration**	**Height (m)**	**Configuration**	**Height (m)**	**Remarks**
Rehab Building 1	Wing A, B, C	G + 23 Floors	69.95	G + 23 Floors	69.95	No change
Rehab Building 2	Wing A,B,C	LG + G + 22 Floors	68.45	LG + G + 22 Floors	68.45	No change
	Wing D	LG + G + 23Floors	69.95	Wing D	69.95	No change
	Wing E	LG + G + 29 Floors	88.55	LG2 + G + 33 Floors	98.15	Due to amalgamation plots no of tenements increased & accordingly, 4 Vertical 4 no of floors is proposed in this building.
Rehab Building 3	-	-	-	G + 10TH (PT.) Floors	34.20	Due to amalgamation plots no of tenements increased, hence new bldg. proposed
Rehab Building 4	-	-	-	3B + Gr. Sale Comm.+ 1st to 6th Parking Podium + 1st	120	Due to amalgamation plots no of tenements

					to 31st Flr		increased, hence new bldg. proposed
	Sale Residential Building No. 1	Tower A	1 LG. Lvl. + G + 5 Podium + Stilt +45 Floors	185.3	1 LG. Lvl. + G + 5 Podium + Stilt +45 Floors	185.30	No change
		Tower B	1 LG. Lvl. + G + 5 Podium + Stilt + 50 floors + 51st (pt) Floor	205.1	1 LG. Lvl. + G + 5 Podium + Stilt + 51st Floor	205.10	Part Terrace converted fully into residential flats. No change in configuration. Building under construction
		Tower C	1 LG. Lvl. + G + 5 Podium + Stilt + 55 Floor	218.30	1 LG. Lvl. + G + 5 Podium + Stilt + 55 Floor	218.30	No change,
		Tower D	2 LG. Lvl. + G + 5 Podium + Stilt + 54 Flrs	247.85	2 LG. Lvl. + G + 5 Podium + Stilt + 54 Flrs	247.85	No change,
	Sale Residential Building 2	Wing A, B & C	Gr/Stilt + 1st to 33rd upper floors connected to parking structure of Gr. + 9 Podiums + Amenity level by 2 Basements	104.10	Gr/Stilt + 1st to 33rd upper floors connected to parking structure of Gr. + 9 Podiums + Amenity level by 2 Basements	104.10	No change,
	Sale Residential Building 3	Wing A			04 Basements + Ground + 1st Shopping + 2nd Floor (Part Shopping / Part Cafeteria) + 1st To 7th Part Podium /Part Residential + Service Floor + E Deck Floor + 1st To 42nd Residential Upper Floor.	168.95 m	Newly proposed
		Wing B			04 Basements + Ground +1st Shopping +	168.95 m	

					2nd Floor (Parking Floor) +1st To 7th Podium Floor + Service Floor + E Deck Floor +1st To 42nd Residential Upper Floor.		
		Wing C			04 Basements + Ground + 1st Shopping + 2nd Floor (Part Shopping / Part Cafeteria) +1st to 7th Podium Floor + Service Floor + 1st To 27th Commercial Upper Floor.	140.30 m.	
	Retail Building	-	-	-	Ground + 2nd Upper Floor	13.85 m	Newly proposed
	Number of tenants and shops						
10	**Tenements (nos.)**		Rehab: Residential: 2937 R/C: 16 W.C.: 01 Religious: 15 Assembly Hall: 01 BWS: 73 PHC: 04 Rehab Commercial: 257 nos. shops Total Rehab Tenements: 3304 nos.		Residential: 3658 R/C: 24 Existing Amenities: 01 Religious: 16 Number of Balwadi:17 Number of Welfare Centre: 17 Number of Society office: 40 Additional Amenity-I: 17 Additional Amenity-II: 17 Rehab Commercial: 331 nos. shops Total Rehab tenements: 4138 nos.		Increase in tenements due to amalgamation of scheme
			Sale Residential: 2036 nos. Sale Commercial: Office:4, Shops: 6 Total Sale: 2046 nos.		Sale Residential: 2755 nos. Sale Commercial: Office: 154, Retail: 77 Total Sale: 2986 nos.		Increase in tenements and commercial units due to proposed expansion.
11	**No. of expected Residents**						
	Population (Nos.)		Rehab Residential:		Rehab Residential:		Increase in

		14765 nos. Sale Residential: 10180 nos. Commercial (Rehab + Sale): 514 nos.	17795 nos. Sale Residential: 14023 nos. Commercial (Rehab + Sale): 1068	population due to proposed expansion
12	Total water requirement KLD	3675	4309	Increase in water requirement due to increase in population
13	Wastewater generation KLD	3287	3720	Increase in sewage generation due to increase in water requirement
14	STP capacity KLD	3440	5083	Increase in STP capacity
15	Total Solid waste generation Kg/Day	12325	16333	Increase in Solid Waste generation
16	**No. of Parking**			
	4 Wheelers	Nos.	2039	4153
	2 Wheelers	Nos.	58	153
17	**Green Belt Development**			
	Prop. Total R.G.	Sq.m.	1. Layout R.G. - 12053.47 2. D.P. R.G. - 5487.94 Total: 17541.41	1. Layout R.G. – 13927.98 2. D.P. R.G. – 1,920.78 Total: 15848.76
18	**Rainwater Harvesting**			
	Rainwater Harvesting	Cum	9	12
19	**Power Requirement**			
	Connected Load	Kw	24148	42469
	Maximum Demand	Kw	13538	20837
	D.G. sets	KVA	7 x 750 KVA, 1 x 1010KVA,	2 x 183 kVA, 1 x 200 KVA, 3 x 400 KVA, 1 x 500 KVA, 7 x 750 KVA, 1 x 1010 KVA,

3. PP had obtained earlier EC vide Letter SEIAA-EC-0000001421 dated 26 March, 2019 for total BUA of 4,24,686.44 m2. Proposal has been considered by SEIAA in its 325th meeting held on 12st March, 2026 and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

SEAC Conditions-

1. PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of

Maharashtra showing all required RG area as per prevailing Hon'ble Supreme Court Order. PP to obtain all Mandatory NOCs from the Competent Authority required for the Proposed Project. The planning authority shall not grant an occupation certificate unless the PP obtain all NOCs.

2. PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of requirement of EIA notification 2006, amended from time to time
3. PP to complete compensatory tree plantation in lieu of tree cutting/transplantation as mentioned in the tree NOC before actual cutting/transplantation of trees.
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 cost in EMP
5. PP to ensure to achieve the standard parameters of the treated sewage as per order issued by the Hon'ble National Green tribunal on 30.04.2019. PP also to ensure that, the water proposed to be used for construction activities (within or outside premises) /public gardens/road medians etc. shall be strictly for non-potable purpose and after obtaining necessary permission from the competent authority.
6. All guidelines issued by the local planning authority, MPCB/CPCB shall be followed to reduce /control air pollution due to proposed activity by way of providing adequate barricading, foggers, water sprinkling.
7. PP to complete tree plantation within the site during construction phase.
8. PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.

SEIAA Conditions-

1. PP has provided mandatory RG area of 5055.45 m2 on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. Air Quality Index monitoring to be ensured. Dust suppression measures shall be implemented also considering height of the building. Additional measures to be ensured.
5. In view of Maharashtra Electric Vehicle Policy, 2025, PP to provide electric vehicle D. C. Charger for 20 % of total parking provided, the number of D. C. Chargers should be worked out as provided in Niti Ayog Handbook of EV charging infrastructure implementation. Planning Authority and MPCB to ensure the same.
6. As specified in the SEAC deliberations, PP to obtain Revised Civil Aviation NOC. Planning Authority to ensure the same.
7. This EC excludes Rehab Building 4 as it does not have CFO NOC.
8. The height of Sale Building 3 Wing A and Sale Building 3 Wing B is restricted up to 152.72m including OHT and Lightning Arrester as per the Civil Aviation NOC dated 10/07/2023.
9. PP to obtain revised Tree Cutting NOC before cutting or transplantation of trees on the site.
10. Planning Authority to ensure there is no cutting or transplantation of trees prior to commencement of work.
11. Occupation Certificate shall be issued only after SWM agreement is obtained. Planning Authority to ensure the same.
12. Occupation Certificate shall be issued only after revised SWD NOC is obtained. Planning Authority to ensure the same.
13. Occupation Certificate shall be issued only after revised Sewer NOC is obtained. Planning Authority to ensure the same.

14. 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.
15. SEIAA after deliberation decided to grant EC for FSI of 3,74,462.21 m2, Non FSI of 5,36,911.62 m2, total BUA of 9,11,373.83 m2. (Plan approval No-SRA/ENG/21431/PN/PL&STGL/AP, dated- 17/06/2022) (FSI restricted as per approval, Non FSI as per appraisal and TBUA accordingly)

General Conditions:

a) Construction Phase: -

I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
V. Arrangement shall be made that waste water and storm water do not get mixed.
VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
X. The Energy Conservation Building code shall be strictly adhered to.
XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air

and noise emission standards.

XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.

XVII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.

XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.

XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase: -

I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.

II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.

III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.

IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.

V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.

VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space

should be utilized.

VII. PP to provide adequate electric charging points for electric vehicles (EVs).

VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.

IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.

X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.

XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in

XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.

XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM. SO2, NOx (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions: -

I. PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.

II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.

III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.

IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.

V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.

VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006

and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.

VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.
6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.
8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

Jayashree Bhoj (IAS)
(Member Secretary, SEIAA)

Copy to:

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

Signed by
Jayashree Shrikant Bhoj
Date: 24-03-2026 19:06:28
Reason: Verified and signed