



File No: SIA/MH/INFRA2/471877/2024
Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment
Authority(SEIAA), MAHARASHTRA)



Date 18/12/2025



To,

Mr. Deepak Goradia
Dosti Enterprise
Lawrence and Mayo, 1st Floor, 276, Dr. D. N. Road, Fort, Mumbai – 400001 Lawrence and Mayo, 1st
Floor, 276, Dr. D. N. Road, Fort, Mumbai – 400001, MUMBAI, MAHARASHTRA, Lawrence and
Mayo, 1st Floor, 276, Dr. D. N. Road, 400001
dostienterprises14@gmail.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/INFRA2/471877/2024 dated 20/05/2024 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/INFRA2/471877/2024
(ii) File No.	SIA/MH/INFRA2/471877/2024
(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	Proposed amendment / expansion in EC for Residential cum Commercial project under Rental Housing Scheme at Village - Balkum, Tal.- Dist.- Thane, Maharashtra by Dosti Enterprises.
(viii) Name of Company/Organization	Dosti Enterprise
(ix) Location of Project (District, State)	THANE, 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 inter alia 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 Form-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. Deepak Goradia 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 operational 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

1. Specific Condition

S. No	EC Conditions																		
1.1	<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.</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 obtain revised NOCs (i) Solid Waste Management NOC. The planning authority shall not issue commencement certificate unless PP obtains all NOCs.</td></tr> <tr> <td>4.</td><td>PP to provide adequate 2 and 4 wheeler parking for rental users</td></tr> <tr> <td>5.</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>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> </table>	Sr. No.	Conditions	1.	PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area as per prevailing Hon'ble Supreme Court Order.	2.	PP 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 obtain revised NOCs (i) Solid Waste Management NOC. The planning authority shall not issue commencement certificate unless PP obtains all NOCs.	4.	PP to provide adequate 2 and 4 wheeler parking for rental users	5.	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	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.
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Annexure 2**Details of the Project**

S. No.	Particulars	Details	
a.	Details of the Project	Proposed amendment / expansion in EC for Residential cum Commercial project under Rental Housing Scheme at Village - Balkum, Tal.- Dist.- Thane, Maharashtra by Dosti Enterprises.	
b.	Latitude and Longitude of the project site	19.22349480736732,72.99189934134476 19.23417643636846,72.99781312360754	
c.	Land Requirement (in Ha) of the project or activity	Nature of Land involved	Area in Ha
		Non-Forest Land (A)	7.3

S. No.	Particulars	Details	
		Nature of Land involved	Area in Ha
		Forest Land (B)	0
		Total Land (A+B)	7.3
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)	185530	
g.	EMP Cost (in lacs)	4571	
h.	Employment Details		

Details of Products & By-products

Name of the product /By-product	Product / By-product	Existing	Proposed	Total	Unit	Mode of Transport / Transmission
BUA	Product	545122.89	57278.62	602401.51	SQMT	Road

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/471877/2024
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Dosti Enterprises.
Office- Lawrence & Mayo House,
1st Floor, 276, Dr. D.N.Road,
Fort, Mumbai-400001.

Subject : Environmental Clearance for Proposed amendment / expansion in EC for Residential cum Commercial project under Rental Housing Scheme at Village - Balkum, Tal.- Dist.- Thane, Maharashtra by M/s. Dosti Enterprises.

Reference : Application no. SIA/MH/INFRA2/471877/2024.

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-II in its 247th meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 308th (Day-3) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 9th October, 2025.

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

S r. N o.	Description	Details
1	Whether the project falls within 5 km of any protected area notified under Wildlife (Protection) Act, 1972, Critically Polluted Areas and Severely Polluted Areas as identified by the CPCB, eco-sensitive areas notified under Section 3(2) of Environment (Protection) Act, 1896 as per Hon'ble National Green Tribunal order dated 9 th August 2024	General Conditions are not applicable to the project as per Hon'ble Supreme Court Order vide Writ petition (C) No. 166 of 2025 dated. 05.08.2025.
2	Proposal No.	SIA/MH/INFRA2/471877/2024

S r. N o.	Description	Details	
3	Name of Project	Application for Amendment & Expansion in EC for residential cum commercial development with rental housing scheme on Plot bearing New S. No. 16 (H.No.1, 2, 3, 4, 5, 6, 8A, 9A, 10/A/1, 11A,12/1A,12/2A), New S. No. 17 (H. No. 1, 2, 3, 4, 5, 6, 7(A+B), 8, 9, 10, 11(A+B+C), 12, 13, 14), New S. No. 18 (H.No.1, 2, 3, 4, 5, 6B, 7, 8, 9, 10A, 11A), New S. No. 19 (H.No.23, 29, 30, 31, 32, 37, 42, 43/A, 45), New S. No. 22/A, New S. No. 23/A, New S. No. 24, New S. No. 25 (H.No.1, 2, 3, 4, 5/A, 7/A, 9/C, 12Pt., 13A), New S. No. 26 (H.No.8/1/B, 9/A/2,10A+B, 11C, 12), New S. No. 27 (H.No.10/A, 11/A, 15, 16A, 17), New S. No. 40 (H.No.15/A, 17/A, 22/A), New S. No. 48/4/A/1, New S. No. 49 (H.No.1/A, 2, 3, 4, 5, 6, 7/A, 8/A), New S. No. 50 (H.No.3/A/1), New S. No. 51 (H.No.3/A, 5/A), New S. No. 77 (H.No.13C, 14A) at village - Balkum, Tal.- Dist.- Thane, Maharashtra. By M/s. DOSTI ENTERPRISES	
4	Project category	8 (b) category (B1)	
5	Type of Institution	Private	
6	Project Proponent	Name	Mr. Deepak Goradia
		Regd. Office address	Lawrence & Mayo House, 1st Floor, 276, Dr. D.N.Road, Fort, Mumbai-400001.
		Contact number	022 22198500
		E-mail	enterprisesdosti14@gmail.com
7	Consultant	Mahabal Enviro Engineers Pvt. Ltd. Accredited by NABET vide No. NABET/EIA/23-26/RA 0316 valid upto 06.11.2026	
8	Applied for	Amendment & Expansion in EC	

S r. N o.	Description	Details
9	Location of the project	Plot bearing New S. No. 16 (H.No.1, 2, 3, 4, 5, 6, 8A, 9A, 10/A/1, 11A,12/1A,12/2A), New S. No. 17 (H. No. 1, 2, 3, 4, 5, 6, 7(A+B), 8, 9, 10, 11(A+B+C), 12, 13, 14), New S. No. 18 (H.No.1, 2, 3, 4, 5, 6B, 7, 8, 9, 10A, 11A), New S. No. 19 (H.No.23, 29, 30, 31, 32, 37, 42, 43/A, 45), New S. No. 22/A, New S. No. 23/A, New S. No. 24, New S. No. 25 (H.No.1, 2, 3, 4, 5/A, 7/A, 9/C, 12Pt., 13A), New S. No. 26 (H.No.8/1/B, 9/A/2,10A+B, 11C, 12), New S. No. 27 (H.No.10/A, 11/A, 15, 16A, 17), New S. No. 40 (H.No.15/A, 17/A, 22/A), New S. No. 48/4/A/1, New S. No. 49 (H.No.1/A, 2, 3, 4, 5, 6, 7/A, 8/A), New S. No. 50 (H.No.3/A/1), New S. No. 51 (H.No.3/A, 5/A), New S. No. 77 (H.No.13C, 14A) at village - Balkum, Tal.- Dist.- Thane, Maharashtra.
10	Latitude and Longitude	°13'43.32"N 72°59'46.53"E
11	Plot Area (sq.m.)	73,000 m ²
12	Deductions (sq.m.)	Nil
13	Net Plot area (sq.m.)	73,000 m ²
14	Ground coverage (m ²) & %	Ground coverage (m ²): 46,700 m ² Ground coverage (%): 64 % (against Net plot)
15	FSI Area (sq.m.)	3,88,900.32 m ²
16	Non-FSI (sq.m.)	2,13,501.19 m ²
17	Proposed built-up area (FSI + Non FSI) (sq.m.)	6,02,401.51 m ²
18	TBUA (m ²) approved by Planning Authority till date	The plan is approved from TMC vide no. TMC/TDD/1642 dated 24.11.2023.
19	Earlier EC details with Total Construction area, if any.	Obtained EC from MoEF&CC vide 21-85/2014-IA.III dated 18.06.2015 and subsequent Amendment/Expansion in EC vide No.21-47/2017-IA-III dt. 14.01.2019 for plot area 84,134.0 m ² (Net Plot area of 73,000 m ²), FSI Area of 2,91,952.15 m ² , and Total Construction Area of 5,45,122.89 m ² .

S r. No.	Description	Details				
20	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)	As per earlier EC, we have started construction on site. As on date, we have constructed 4,10,565.76 m2 on site (FSI: 2,59,433.08 m2).				
21	Previous EC / Existing Building		Proposed Configuration			Reason for Modification / Change
	Bldg. Name	Config.	Height (m)	Bldg. Name	Config.	Height (m)
	Sale Buildings					
	Bldg. No. 1 & 2	B (pt)/ fitness centre (pt) + Gr (pt)/ fitness centre (pt) + Pod (pt) / fitness centre (pt) + 1 st to 33 rd Floor	114.30	Bldg. No. 1 & 2	B (pt)/ fitness centre (pt) + Gr (pt)/ fitness centre (pt) + Pod (pt) / fitness centre (pt) + 1 st to 32 nd Floor	111.20
	Bldg No. 3	B+ GR-Mezz(pt)(commercial) / St (pt) + P + 1 st to 28 th Floor	91.60	Bldg No. 3	B+ GR-Mezz(pt)(commercial) / St (pt) + P + 1 st to 33 rd Floor	106.10
	Bldg No. 4	B + St + P + 1 st to 28 th Floor	91.60	Bldg No. 4	B + St + P + 1 st to 33 rd Floor	106.10
	Bldg No. 5 & 6	B+ St + P + 1 st to 28 th Floor	90.50	Bldg No. 5 & 6	B+ St + P + 1 st to 28 th Floor	90.50

S r. N o.	Description			Details			
	Bldg No. 7	B + UG + P + 1 st to 30 th Floor	95.00	Bldg No. 7	B + UG + P + 1 st to 30 th Floor	95.00	No change Status: RCC work completed, finishing work in progress
	Bldg No. 8	B + UG + P (pt)/ Fitness Centre (pt) + 1 st to 30 th Floor	97.40	Bldg No. 8	B + UG + P (pt)/ Fitness Centre (pt) + 1 st to 30 th Floor	97.40	No change Status: RCC work completed, finishing work in progress
	Bldg No. 9	B + GR- Mezz(pt)(c ommercial) / St (pt) + P + 1 st to 28 th Floor	----	Bldg No. 9	B + GR- Mezz(pt)(c ommercial)/ St (pt) + P + 1 st to 33 rd Floor	106.1 0	No change Status: 20 th Floor RCC work in progress
	Bldg No. 10	B + GR- Mezz(pt)(c ommercial) / St (pt) + P + 1 st to 28 th Floor	----	Bldg No. 10	B + GR- Mezz(pt)(c ommercial)/ St (pt) + P + 1 st to 33 rd Floor	106.1 0	No change Status: 28 th Floor RCC work in progress
	Bldg No. 11	B + GR- Mezz(pt)(c ommercial) / St (pt) + P + 1 st to 28 th Floor	----	Bldg No. 11	B + GR- Mezz(pt)(c ommercial)/ St (pt) + P + 1 st to 34 th Floor	109.0 0	No change in footprint, Addition of 6 habitable floors Status: Work not started
	Bldg No. 12	B + GR- Mezz(pt)(c ommercial) / St (pt) + P + 1 st to 28 th Floor	----	Bldg No. 12	B + GR- Mezz(pt)(c ommercial)/ St (pt) + P + 1 st to 33 rd & 34 th (pt) Floor	109.0 0	No change in footprint, Addition of 6 habitable floors Status: Work not started

S r. N o.	Description			Details			
	Bldg No. 13 & 16	LG + St + 1 st to 30 th Floor	----	Bldg No. 13 & 16	LG + St + 1 st to 30 th Floor	----	No change Status: OC Received
	Bldg No. 14 to 15	LG + Gr & 1 st fitness centre + 2 nd / Service + 3 rd to 30 th Floor	-----	Bldg No. 14 to 15	LG + Gr & 1 st fitness centre + 2 nd / Service + 3 rd to 30 th Floor	----	No change Status: OC Received
	Bldg No. 17	B + LG + UG (pt)/ Resi (pt) + Pod (pt)/ Resi(pt) + 1 st to 30 th Floor	95.90	Bldg No. 17	B + LG + UG (pt)/ Resi (pt) + Pod (pt)/ Resi(pt) + 1 st to 30 th Floor	95.90	No change Status: RCC work completed, finishing work in progress
	Bldg No. 18	B + LG + UG (pt)/ Resi (pt) + Pod (pt)/ Resi (pt) + 1 st to 30 th Floor	95.90	Bldg No. 18	B + LG + UG (pt)/ Resi (pt) + Pod (pt)/ Resi (pt) + 1 st to 30 th Floor	95.90	No change Status: OC Received
	Bldg No. 19	B + LG (pt) (Commere cial)/ St (pt) + UG (pt)/ Resi (pt) + Pod (pt)/ Resi (pt) + 1 st to 30 th Floor	97.70	Bldg No. 19	B + LG (pt) (Commere cial)/ St (pt) + UG (pt)/ Resi (pt) + Pod (pt)/ Resi (pt) + 1 st to 30 th Floor	97.70	No change Status: OC Received
Rental Buildings (MMRDA)							
	Bldg 1	Gr/stilt+1 st to 23 rd Floor	69.90	Bldg 1	Gr/stilt+1 ^s t to 23 rd Floor	69.90	No change Status: Completed
	Bldg 2	Gr/stilt+1 st to 23 rd Floor	69.75	Bldg 2	Gr/stilt+1 ^s t to 23 rd Floor	69.75	No change Status: OC Received

S r. N o.	Description	Details		
2 2	No. of Tenements & Shops	Sale Flats: 3,431 Nos. Rental Flats: 2,109 Nos. Amenities: Balwadi, Welfare centre, Manager offices Commercial Areas		
2 3	Total Population	28,290 Nos.		
2 4	Total Water Requirements CMD	3,770 KLD		
2 5	Under Ground Tank (UGT) location	Basement		
2 6	Source of water	Thane Municipal Corporation (TMC)		
2 7	STP Capacity & Technology	STP of total 3,645 KLD capacity with MBBR technology		
2 8	STP Location	Basement		
2 9	Sewage Generation CMD & % of sewage discharge in sewer line	Sewage generation: 3,515 KLD Disposal in Municipal sewer: 60%		
3 0	Solid Waste Management during Construction Phase	Type	Quantity (Kg/d)	Treatment / disposal
		Dry waste	25	Local body
		Wet waste	25	Local body
		Construction waste (m ³)	20,800	Construction and Demolition Waste Management Rules 2016
3 1	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)	Treatment / disposal
		Dry waste	5,587	Handed over to Local Body
		Wet waste	8,381	Mechanical composting machines of total 8,600 kg/day
		E-Waste (Ton/yr)	55.0	Authorized recyclers
		STP Sludge (dry)	35	STP sludge will be composted
3 2	R.G. Area in sq.m.	RG required (8% of 73,000 m ²): 5,840.00 m ²		
		RG provided on Mother earth– 5,910.20 m ²		

S r. N o.	Description	Details
		Additional RG provided on Podium – 11,549.96 m ²
		Total RG provided – 17,460.16 m ²
		Existing trees on plot: 15 Nos.
		Number of trees to be planted: a) In RG & Plot Boundary area: 915 Nos. & b) In Miyawaki Plantation (with area): 590 Nos. (Area: 295 m ²)
		Trees have been cut: 02 Nos.
		Trees have been transplanted: 13 Nos.
		Trees have been Retained: Nil.
		Total trees on plot: 1,518 Nos. (Including new + Miyawaki + Transplanted Plantation)
3 3	Power requirement	During Operation Phase: Details: MSEDCL Connected load (kW): 26.8 MW Demand load (kW): 12.5 MW
3 4	Energy Efficiency	a) Total Energy saving (%): 23.80% b) Solar energy (%): 5.6%
3 5	D.G. set capacity	7,800 kVA
3 6	No. of 4-W & 2-W Parking with 25% EV	4W: 4,056.0 & 2W: 2,833.0 (EV charging points: 25%)
3 7	No. & capacity of Rain water harvesting tanks /Pits	10 RWH tanks with 690 KL total capacity
3 8	Project Cost in (Cr.)	Rs. 1,855.30 Cr (Including expansion cost of Rs. 155 Cr)
3 9	EMP Cost	Construction Phase: Capital Cost: Rs. 134 Lakh Operation Phase: Capital Cost: Rs. 1,910 Lakh & O&M: Rs. 351 Lakh/yr
4 0	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	Not Applicable (as per MoEF&CC OM E. No. 22-65/2017-IA.III dt. 25.02.2021)
4 1	Details of Court Cases/litigations w.r.t the project and project location, if any.	No court case is pending against the project

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

Sr. No.	Description	Details as per earlier EC (14.01.2019)	Proposed Amendment/Expansion	Remark
1	Plot Area (m ²)	84,134 (Net plot area: 73,000)	73,000	The 18 m wide road & the 20 m wide road considered in the earlier gross plot is handed over to TMC
2	FSI Area (m ²)	2,91,952.15	3,88,900.32	Increased due to applicability of UDCPR 2020
3	Non FSI Area (m ²)	2,53,170.74	2,13,501.19	
4	Total Const. Area (m ²)	5,45,122.89	6,02,401.51	
5	Nos. of Bldgs.	Sale buildings: 19 Nos. Rental buildings: 2 Nos.	Sale buildings: 19 Nos. Rental buildings: 2 Nos.	No change
6	No. of tenements (Nos.)	Sale Flats: 3,179 Nos. Rental Flats: 2,117 Nos. Amenities: Balwadi, Welfare centre, Manager offices Commercial Areas	Sale Flats: 3,431 Nos. Rental Flats: 2,109 Nos. Amenities: Balwadi, Welfare centre, Manager offices Commercial Areas	Nos. of flats increases, Hence the population load increases
7	Population (Nos.)	26,950	28,290	
8	Water requirement (KLD)	3,575	3,766	Increased
9	Sewage generation (KLD)	3,337	3,515	Increases
10	STP Capacity and STP technology	Total capacity 3,525 KLD with MBBR technology	Total capacity 3,645 KLD with MBBR technology	Increases
11	Total Solid waste generation (kg/d)	Total: 13,264 (Biodegradable Waste: 7,959)	Total: 13,968 (Biodegradable Waste: 8,381)	Increases
12	Power requirement (MW)	21 MW DG: 6,100 kVA	26.8 MW DG: 7,800 kVA	Increases
13	Parking (Nos)	Four-Wheeler – 4,490 Nos.	Four-Wheeler – 4,056 Nos. Two-Wheeler – 2,932 Nos.	Provided as per Norms

Sr. No.	Description	Details as per earlier EC (14.01.2019)	Proposed Amendment/Expansion	Remark
14	Project Cost	Rs. 1,700.3 Cr.	Rs. 1,855.30 Cr.	Increased by Rs. 155 Crs

Building details.

Building Name	Earlier EC dated. 14.01.2019	Proposed Amendment/Expansion	Remarks wrt earlier EC
Sale Buildings			
Bldg. No. 1 & 2	B (pt)/ fitness centre (pt) + Gr (pt)/ fitness centre (pt) + Pod (pt) / fitness centre (pt) + 1 st to 33 rd Floor	B (pt)/ fitness centre (pt) + Gr (pt)/ fitness centre (pt) + Pod (pt) / fitness centre (pt) + 1 st to 32 nd Floor	No change in footprint, Removal of 1 habitable floor Status: 3 rd floor RCC work in progress
Bldg No. 3	B+ GR- Mezz(pt)(commercial)/ St (pt) + P + 1 st to 28 th Floor	B+ GR- Mezz(pt)(commercial)/ St (pt) + P + 1 st to 33 rd Floor	No change in footprint, Addition of 5 habitable floors Status: 10 th Floor RCC work in progress
Bldg No. 4	B + St + P + 1 st to 28 th Floor	B + St + P + 1 st to 33 rd Floor	No change in footprint, Addition of 5 habitable floors Status: 2 nd Floor RCC work in progress
Bldg No. 5 & 6	B+ St + P + 1 st to 28 th Floor	B+ St + P + 1 st to 28 th Floor	No change Status: OC Received
Bldg No. 7	B + UG + P + 1 st to 30 th Floor	B + UG + P + 1 st to 30 th Floor	No change Status: RCC work completed, finishing work in progress
Bldg No. 8	B + UG + P (pt)/ Fitness Centre (pt) + 1 st to 30 th Floor	B + UG + P (pt)/ Fitness Centre (pt) + 1 st to 30 th Floor	No change Status: RCC work completed, finishing work in progress
Bldg No. 9	B + GR- Mezz(pt)(commercial)/ St (pt) + P + 1 st to 28 th Floor	B + GR- Mezz(pt)(commercial)/ St (pt) + P + 1 st to 33 rd Floor	No change in footprint, Addition of 5 habitable floors Status: 20 th Floor RCC work in progress
Bldg No. 10	B + GR- Mezz(pt)(commercial)/ St (pt) + P + 1 st to 28 th Floor	B + GR- Mezz(pt)(commercial)/ St (pt) + P + 1 st to 33 rd Floor	No change in footprint, Addition of 5 habitable floors

			Status: 28 th Floor RCC work in progress
Bldg No. 11	B + GR- Mezz(pt)(commercial)/ St (pt) + P + 1 st to 28 th Floor	B + GR- Mezz(pt)(commercial)/ St (pt) + P + 1 st to 34 th Floor	No change in footprint, Addition of 6 habitable floors Status: Work not started
Bldg No. 12	B + GR- Mezz(pt)(commercial)/ St (pt) + P + 1 st to 28 th Floor	B + GR- Mezz(pt)(commercial)/ St (pt) + P + 1 st to 33 rd & 34 th (pt) Floor	No change in footprint, Addition of 6 habitable floors Status: Work not started
Bldg No. 13 & 16	LG + St + 1 st to 30 th Floor	LG + St + 1 st to 30 th Floor	No change Status: OC Received
Bldg No. 14 & 15	LG + Gr & 1 st fitness centre + 2 nd / Service + 3 rd to 30 th Floor	LG + Gr & 1 st fitness centre + 2 nd / Service + 3 rd to 30 th Floor	No change Status: OC Received
Bldg No. 17	B + LG + UG (pt)/ Resi (pt) + Pod (pt)/ Resi(pt) + 1 st to 30 th Floor	B + LG + UG (pt)/ Resi (pt) + Pod (pt)/ Resi(pt) + 1 st to 30 th Floor	No change Status: RCC work completed, finishing work in progress
Bldg No. 18	B + LG + UG (pt)/ Resi (pt) + Pod (pt)/ Resi (pt) + 1 st to 30 th Floor	B + LG + UG (pt)/ Resi (pt) + Pod (pt)/ Resi (pt) + 1 st to 30 th Floor	No change Status: OC Received
Bldg No. 19	B + LG (pt) (Commercial)/ St (pt) + UG (pt)/ Resi (pt) + Pod (pt)/ Resi (pt) + 1 st to 30 th Floor	B + LG (pt) (Commercial)/ St (pt) + UG (pt)/ Resi (pt) + Pod (pt)/ Resi (pt) + 1 st to 30 th Floor	No change Status: OC Received
Rental Buildings (MMRDA)			
Bldg 1	Gr/stilt+1 st to 23 rd Floor	Gr/stilt + 1 st to 23 rd Floor	No change Status: Completed
Bldg 2	Gr/stilt+1 st to 23 rd Floor	Gr/stilt+1 st to 23 rd Floor	No change Status: OC Received

3. PP had obtained earlier EC vide Letter No. 21-85/2014-IA.III dated 18.06.2015 and subsequent Amendment/Expansion in EC vide No. 21-47/2017-IA-III dt. 14.01.2019 for total Construction Area of 5,45,122.89 m².m2. Proposal has been considered by SEIAA in its 308th (Day-3) meeting held on 9th October, 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:

SEAC Conditions-

1. PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions

- as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area as per prevailing Hon'ble Supreme Court Order.
2. PP 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 obtain revised NOCs (i) Solid Waste Management NOC. The planning authority shall not issue commencement certificate unless PP obtains all NOCs.
 4. PP to provide adequate 2 and 4 wheeler parking for rental users.
 5. 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.
 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 5840.00 m² on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. To avoid nascence to occupants already staying dust suppression major be taken.
3. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
4. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
5. 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.
6. 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.
7. SEIAA decided to grant EC for-FSI-3,88,900.32 m², Non FSI- 2,13,501.19 m², total BUA-6,02,401.51 m². (Plan approval No. TMC/TDD/1642 dated 24.11.2023).

General Conditions:

a) Construction Phase: -

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.

- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase: -

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in
- XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on

the website of the Company by the proponent.

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

C) General EC Conditions: -

- I. PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.
 - II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
 - III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
 - IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
 - V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
 - VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
 - VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.

6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.
8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


Jayashree Bhoi (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, Thane.
6. Commissioner, Thane Municipal Corporation Thane (TMC).
7. Regional Officer, Maharashtra Pollution Control Board, Thane.