



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

To,

The Head of Finance and Accounts  
SPENTA ENCLAVE PRIVATE LIMITED  
3A/B, Rajabhadur Mansion, 20, Ambalal Doshi Marg, Mumbai,  
Maharashtra. -400023

**Subject:** Grant of Environmental Clearance (EC) to the proposed Project Activity  
under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC)  
in respect of project submitted to the SEIAA vide proposal number  
SIA/MH/MIS/63399/2014 dated 28 Sep 2021. The particulars of the environmental  
clearance granted to the project are as below.

- |   |   |
|---|---|
| 1. EC Identification No.                      | EC22B039MH126122  |
| 2. File No.                                   | SIA/MH/MIS/63399/2014   |
| 3. Project Type                               | Expansion   |
| 4. Category                                   | B1  |
| 5. Project/Activity including<br>Schedule No. | 8(b) Townships and Area Development<br>projects.  |
| 6. Name of Project                            | Slum Rehabilitation Project at Village<br>Chembur, Taluka- Kurla, Sion Trombay<br>Road, M ward, Chembur, Mumbai |
| 7. Name of Company/Organization               | SPENTA ENCLAVE PRIVATE LIMITED  |
| 8. Location of Project                        | Maharashtra   |
| 9. TOR Date                                   | 04 Jul 2015   |

The project details along with terms and conditions are appended herewith from page  
no 2 onwards.

Date: 01/03/2022

(e-signed)  
Manisha Patankar Mhaikar  
Member Secretary  
SEIAA - (Maharashtra)

*Note: A valid environmental clearance shall be one that has EC identification  
number & E-Sign generated from PARIVESH. Please quote identification  
number in all future correspondence.*

*This is a computer generated cover page.*

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**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY**

No. SIA/MH/MIS/63399/2014  
 Environment & Climate  
 Change Department  
 Room No. 217, 2<sup>nd</sup> Floor,  
 Mantralaya, Mumbai- 400032.

To  
 M/s. Spenta Enclave Pvt. Ltd.,  
 CTS 343 (pt), Village Chembur,  
 Taluka- Kurla, Sion Trombay Road,  
 M ward, Chembur, Mumbai.

**Subject** : Environmental Clearance for Slum Rehabilitation Project at CTS 343 (pt), Village Chembur, Taluka- Kurla, Sion Trombay Road, M ward, Chembur, Mumbai by M/s. Spenta Enclave Pvt. Ltd.

**Reference** : Application no. SIA/MH/MIS/63399/2014

This has reference to your communication on the above mentioned subject. The proposal was considered by the SEAC-2 in its 154<sup>th</sup> meeting under screening category 8 (b) as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 233<sup>rd</sup> (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

Sr. No.	Description	Details		
1.	Plot Area (sq.mt.)	30,856.50 Sq. mt.		
2.	FSI Area (sq.mt.)	1,46,050.26 Sq. mt.		
3.	Non FSI Area (sq.mt.)	1, 01,753.53 Sq. mt.		
4.	Proposed Built up Area (FSI & Non FSI) (sq.mt.)	2,47,803.79 Sq. mt.		
5.	Building Configuration	Buildings	Building Configuration	Details
		Total 3 Buildings - (1 Sale Building and 2 Rehabilitation Buildings)		
		Building 1 (Sale): One Building with 11 Wings		
		Wing A to D	4 Basements + Stilt + 23 Floors	Total Flats: 1307 nos. Convenient shopping
		Wing E to I	4 Basements + Stilt + 23 Floors	
		Wing J & K	4 Basements + Stilt + 26 Floors	
6.	No. of Tenements & Shops	Building 2 and 3 (Rehabilitation) : Two Buildings with 4 Wings each		

		Building 2 – Wing A to D	2 Basements + Stilt + 26 Floors	Residential Tenements: 1192 nos. Regular PAP: 205 nos. Provisional PAP: 225 nos. Rehab Commercial: 62 nos. R/C: 12 nos. Amenity: 2 nos. Balwadi: 12 nos. Welfare Center: 12 nos. Society Office: 18 nos. Library: 4 nos. Yogalaya: 4 nos. Community Hall: 1 no.
		Building 3 – Wing 3A, 3B, 3C & 3D	Ground + 23 Floors	
		Club House	Ground + 1 Floor	
7.	Total Population	13817 Nos.		
8.	Total Water Requirement (CMD)	1816 KLD		
9.	Sewage generation (CMD)	1730 KLD		
10.	STP capacity and Technology	STP Capacity: Rehabilitation: 2 nos. of STPs of total capacity 870 KL Sale: 6 nos. of STP of total capacity 930 KL STP Technology: MBBR (Moving Bed Bio Reactor)		
11.	STP location	Building	STP Location	
		Rehabilitation building 2	Basement	
		Rehabilitation building 3	Underground	
		Sale Building 1	Basement	
12.	Total Solid Waste Quantities	Non-biodegradable waste: 2389 Kg/day Biodegradable waste : 3581 Kg/day Total: 5970 Kg/day		
13.	R.G. Area in sq.mt.	RG required: 1998 Sq. mt. RG provided on Mother earth: 2780.51 Sq.mt. Total RG Provided : 2780.51 Sq. mt.		
14.	Power requirement	During Operation Phase: Details: Connected load : 30990 KW Maximum demand : 9844 KW		
15.	Energy Efficiency	Total Energy Saving – 16 % Energy saving with the help of Solar – 5 %		
16.	DG set capacity	Alternate source of Power supply from TATA Power only for emergency backup during power failure		
17.	Parking 4W & 2W	4-Wheeler: 1197 Nos. 2-Wheeler: 300 Nos.		
18.	Rain water Harvesting scheme	Provision of 5 Nos. of rain water harvesting tanks of total capacity 398 KL		
19.	Project Cost in (Cr.)	Rs. 977.26 Cr		
20.	EMP Cost	Construction Phase: Rs. 62.25 Lacs Operation Phase: Capital cost : Rs. 993.57 Lacs Operational and Maintenance cost : Rs. 170.48 Lacs/ annum		

21.	CER Details with Justification if any...	--
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The comparative statement regarding project details sanctioned in earlier EC and present proposal is as follows:

No.	Description	As per EC received dt. 01.02.2016	Expansion in EC	Remarks
<b>A. Comparative – Area statement</b>				
1.	Total plot area (Sq.mt.)	30,856.50	30,856.50	No change
	Deduction (Sq.mt.)			
	Road setback	5123.50	5123.50	No change
	Masjid & Mandir	144.92	24.14	Decreased by 120.77 Sq.mt. (Masjid 111.48 + Mandir 9.29) due to revision in eligibility criteria as per DCR 2034. Hence land not required to be carved out
	5% additional amenity	1279.42	725.72	Decreased by 553.69 Sq.mt. as per regulation 14 of DCR 2034
	Total Deductions	6,547.49	5873.37	Overall decreased by 674.12 Sq. mt.
	Net plot area (Sq.mt.)	24,309.01	24,983.13	Increased by 674.12 Sq. mt.
	Requirement of RG Area (Sq.mt.)	6,077.253 (25%)	1998.68 (8%)	Proposed decrease by 4078.57 Sq.mt. as per DCPR 2034 under 33(10) wherein Layout RG requirement is 8 % only
	Provision of Green cover area	6,077.25	6,077.25	No change
	Permissible Built-up Area as per FSI – Including fungible FSI (Sq. mt.)	1,08,217.50	1,66,494.700	Increased by 58,277.20 Sq. mt. as per provision of Regulation 33 (10) of DCPR 2034 and as per revised LOI dt. 07.10.2020 received from SRA
	Built-up Area as per FSI (Sq. mt.)	98,778.33	1,46,050.26	Proposed increase by 47272.93 Sq. mt. as per increase in permissible built-up area.
	Built-up Area as per Non FSI (Sq. mt.)	87,050.98	1,01,753.53	Proposed increase by 14702.55Sq. mt.

Total Construction Built-up Area (Sq. mt.)	1,85,829.31	2,47,803.79	Proposed increase by 61974.48Sq. mt.
Parking requirement (Nos.)	4 Wheeler: 1052 2 Wheeler: Nil	4 Wheeler: 1197 2 Wheeler: Nil	Proposed increase by 145 nos. in line with requirement as per DCPR 2034
Parking space provision (Nos.)	4 Wheeler: 1052 2 Wheeler: Nil	4 Wheeler: 1197 2 Wheeler: 300	Proposed increase by 145 nos. as per requirement Proposed 2 wheeler parking

**B. Comparative – Project proposal**

Sale	Building 1 One Building with 9 Wings	Building 1 One Building with 11 Wings	Proposed increase by 2 Wings
	Wing A to D: 4 Basements + Stilt + 23 floors	Wing A to D: 4 Basements + Stilt + 23 Floors	No change in Wing A to D
	Wing E to I: 4 Basements + Stilt + 18 floors + 19 <sup>th</sup> (part) floor	Wing E to I: 4 Basements + Stilt + 23 Floors  Wing J & K: 4 Basements + Stilt + 26 Floors	Proposed increase in 4 number of floors of Wing E to I Proposed new Wing J and K Wing A to D: Construction completed & Occupied Wing E: Construction completed till 9 <sup>th</sup> floor Wing F: Construction completed till 7 <sup>th</sup> floor Wing G, H & I: Construction completed till 4 basements Wing J and K : Construction not started
	Units for Sale : Total Flats: 902 Nos.	Units for Sale : Total Flats: 1307 nos. Convenient shopping	Flats: Proposed increase by 405 nos. Shops proposed now
	Club House: Ground + 1 Floor	Club House: Ground + 1 Floor	No change
Rehabilitation	Building 2 and 3 Two Buildings with 4 Wings each	Building 2 and 3 Two Buildings with 4 Wings each	No change in number of Building and Wings

	<b>Building 2 - Wing A to D:</b> Ground + 15 floors	<b>Building 2 - Wing A to D:</b> 2 Basements + Stilt + 26 Floors	Change in footprint of building Proposed 2 number of basements Proposed increase in 11 number of floors Construction not yet started
	<b>Building 3 - Wing 3A, 3B, 3C &amp; 3D:</b> Ground + 23 floors	<b>Building 3 - Wing 3A, 3B, 3C &amp; 3D:</b> Ground + 23 Floors	No change Building 3 construction completed & occupied
	<b>Units for Rehab :</b> Total Residential Tenements: 814 nos. Total PAP: 390 nos. Total Rehab Commercial: 16 nos. Total R/C: 5 nos. Total Amenity: 2 nos. Total Balwadi: 2 nos. Total Welfare Center: 12 nos. Total Society Office: 12 nos. Primary School (Balwadi)	<b>Units for Rehab :</b> Total Residential Tenements: 1192 nos. Total Regular PAP: 205 nos. Total Provisional PAP: 225 nos. Total Rehab Commercial: 62 nos. Total R/C: 12 nos. Total Amenity: 2 nos. Total Balwadi: 12 nos. Total Welfare Center: 12 nos. Total Society Office: 18 nos. Total Library: 4 nos. Total Yogalaya: 4 nos. Community Hall: 1 no.	Flats: Proposed increase by 378 nos. PAP: Proposed increase by 40 nos. Rehab Commercial: Proposed increase by 46 nos. R/C: Proposed increase by 7 nos. Provision of amenities as per revised LOI from SRA

3. The proposal has been considered by SEIAA in its 233<sup>rd</sup> (Day-1) meeting. SEIAA noted that, PP obtained earlier EC vide SEAC-III-2014/CR-244/TC-1, dated 01/02/2016 for total construction area of 185829.31 Sq.Mtrs. Now, PP applied for expansion in existing project due to DCPR,2034. SEIAA 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 IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and

provisions thereunder as per the circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.

2. PP to obtain following NOCs as per revised planning:
  - a) Water supply, b) Sewer remarks, c) CFO NOC, d) Tree NOC, e) SWD remarks.
3. PP to reduce the discharge of treated sewage to 35% by using excess treated water of occupied buildings for ongoing construction accordingly revise water balance.
4. PP to ensure that STPs of building no.2 wing A to D are minimum 40% open to sky. PP to provide appropriate treatment for disinfection of treated water as per norms.
5. PP to relocate Under Ground Water tank of rehab building from basement 2.
6. PP to provide Low Flow Devices (LFD) & Sensors as water conservation measures in operation phase; PP to provide portable STP for workers in construction phase & accordingly revise construction phase EMP. PP to include findings of various studies carried out during EIA study & accordingly revise EMP by providing monitory provision for the same.
7. PP to relocate OWC of sale building to ground. PP to submit plan for treatment of leachates generated from OWC proposed in basement.
8. PP to get NOC from competent authority with reference to Thane creek flamingo sanctuary as the project site falls within deemed ESZ of the said sanctuary.

**B. SEIAA Conditions-**

1. 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.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
3. 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.
4. SEIAA after deliberation decided to grant EC for – FSI-134402.208 m<sup>2</sup>, Non-FSI-99879.097 m<sup>2</sup>, Total BUA-234281.305 m<sup>2</sup>. (Plan approval-SRA/ENG/3104/MW/STGL/AP, dated-04/03/2021 (for Sale building), SRA/ENG/3366/MW/STGL/AP, dated 16/10/2020 (for Rehab building 2), SRA/ENG/2808/MW/STGL/AP, dated-16/10/2020 (for rehab building no 3)).

**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. 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.
- XVII. 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.
- XVIII. 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.
- XIX. 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.



XX. 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 <http://parivesh.nic.in>

- XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- XIII. 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.
- XIV. 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.

  
Manisha Patankar  
(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, Municipal Corporation of Greater Mumbai.
7. CEO, SRA, Mumbai.
8. Regional Officer, Maharashtra Pollution Control Board, Mumbai.