



सत्यमेव जयते

File No: SIA/MH/INFRA2/520661/2025
Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment
Authority(SEIAA), MAHARASHTRA)



Dated: 27/02/2026



To,

Mr Sunil Eknath Sanap
HESTON BUILDERS PRIVATE LIMITED
Ground Floor, Bhatt Chawl, Sane Guruji Marg, Mumbai, Maharashtra., Tardeo, MUMBAI,
MAHARASHTRA, 400034
hestonbuilders.parivesh@gmail.com

Subject: Grant of EC under the provision of the EIA Notification 2006-regarding.

Sir/Madam,

This is in reference to your application for Grant of EC under the provision of the EIA Notification 2006-regarding in respect of project Expansion in Environmental Clearance for proposed Redevelopment of the plot bearing C.S.No.387, 'D' Ward of Tardeo Division, at Arthur Road (Sane Guruji Marg), Tardeo, Mumbai by Heston Builders Pvt. Ltd. submitted to Ministry vide proposal number SIA/MH/INFRA2/520661/2025 dated 07/02/2025.

2. The particulars of the proposal are as below:

(i) EC Identification No.	EC25C3801MH5185575N
(ii) File No.	SIA/MH/INFRA2/520661/2025
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction Expansion in Environmental Clearance for proposed Redevelopment of the plot bearing C.S.No.387, 'D' Ward of Tardeo Division, at Arthur Road (Sane Guruji Marg), Tardeo, Mumbai by Heston Builders Pvt. Ltd.
(vii) Name of Project	HESTON BUILDERS PRIVATE LIMITED
(viii) Name of Company/Organization	MUMBAI, MAHARASHTRA
(ix) Location of Project (District, State)	SEIAA
(x) Issuing Authority	no
(xi) Applicability of General Conditions	no
(xii) Applicability of Specific Conditions	no

Plot/Survey Khasra Nos.:

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A and B) were submitted to the Ministry for an appraisal by the State Environment Impact Assessment Authority(SEIAA) Appraisal Committee (SEIAA) in the Ministry under the provision of EIA notification 2006 and its subsequent amendments.
4. The above-mentioned proposal has been considered by State Environment Impact Assessment Authority(SEIAA) Appraisal Committee of SEIAA in the meeting held on 04/02/2026. The minutes of the meeting and all the Application and documents submitted [(viz. Form-1 Part A, Part B, Part C EIA, EMP)] are available on PARIVESH portal which can be accessed by scanning the QR Code above.
5. The brief about configuration of plant/equipment, products and byproducts and salient features of the project along with environment settings, 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 04/02/2026, based on information & clarifications provided by the project proponent and after detailed deliberations recommended the proposal for grant of EC under the provision of EIA Notification, 2006 and as amended thereof subject to stipulation of specific and general conditions as detailed in Annexure (2).
7. The SEIAA has examined the proposal in accordance with the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and after accepting the recommendations of the State Environment Impact Assessment Authority(SEIAA) Appraisal Committee hereby decided to grant EC for instant proposal of M/s. Mr Sunil Eknath Sanap under the provisions of EIA Notification, 2006 and as amended thereof.
8. The Ministry reserves the right to stipulate additional conditions, if found necessary.
9. The EC 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. This issues with the approval of the Competent Authority.

Annexure 1

Specific EC Conditions for (Building / Construction)

1. Specific Condition

S. No	EC Conditions	
1.1	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 (i) Water NOC (ii) Sewer Connection NOC (iii) SWD NOC (iv) Tree NOC (v) HRC NOC (vi) Civil Aviation NOC (vii) Solid Waste Management NOC. The concern planning authority shall not grant occupation certificate unless all NOCs are obtained by the PP.,

S. No	EC Conditions	
4.	PP to obtain certified compliance report of earlier EC from the Regional office of MOEF&CC, Nagpur.	
5.	PP to submit concrete plan for disposal of STP excess treated water.	
6.	PP to complete tree plantation within the site during construction phase.	
7.	PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time	

Annexure 2

Details of Products & By-products

Name of the product /By-product	Product / By-product	Existing	Proposed	Total	Unit	Mode of Transport / Transmission
NON FSI AREA	NON FSI AREA	19499.93	3418.52	22918.45	Sq.m.	Building Construction Project
FSI AREA	FSI AREA	9716.45	2450.73	12167.18	Sq.m.	Building construction project
TOTAL BUILT UP AREA	TOTAL BUILT UP AREA	29216.38	5869.25	35085.630000000005	Sq.m.	Total Construction Built up area

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/520661/2025
Environment & Climate Change
Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Heston Builders Pvt. Ltd.
C.S.No.387, 'D' Ward of Tardeo Division,
at Arthur Road (Sane Guruji Marg),
Tardeo, Mumbai

Subject : Expansion in Environmental Clearance for proposed Redevelopment of the plot bearing C.S.No.387, 'D' Ward of Tardeo Division, at Arthur Road (Sane Guruji Marg), Tardeo, Mumbai by M/s. Heston Builders Pvt. Ltd.

Reference : Application no. SIA/MH/INFRA2/520661/2025.

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-II in its 239th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 319th (Day-4) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 4th February, 2026.

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

1.	Whether the project falls within 5km 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 9th August 2024	No
2.	Proposal Number	SIA/MH/INFRA2/520661/2025
3.	Name of Project	Proposed Expansion in Environmental Clearance for Redevelopment of project at plot bearing C.S.No.387 of Tardeo, Division in 'D' Ward, Building Known as "Bhatt Chawl" situated at Arthur. Road, Sane Guruji marg, Mumbai.
4.	Project Category	8(a), B2 Category
5.	Type of Institution	Private Limited
6.	Project Proponent	<ul style="list-style-type: none">Name: Mr. Sunil Eknath SanapAddress: M/s. Heston Builders Pvt. Ltd., Ground floor bhatt chawl sane guruji marg

		<p>Mumbai Maharashtra.</p> <ul style="list-style-type: none"> • Phone No: +91 8828002828 • Email ID: hestonbuilders.parivesh@gmail.com 					
7.	Name of Consultant	<ul style="list-style-type: none"> • Name: Envirosphere Consultants & Engineers • NABET Accreditation No.: NABET/EIA/23-26/IA 0130 • Validity: 08.12.2026 					
8.	Applied for	Expansion (Brown field project)					
9.	Location of project	on plot bearing C.S.No.387 of Tardeo, Division in 'D' Ward, Building Known as "Bhatt Chawl" situated at Arthur. Road, Sane Guruji marg, District - Mumbai, Maharashtra					
10.	Latitude and Longitude	18°58'15.66"N 72°49'4.76"E					
11.	Total Plot area (m ²)	1,929.77 m ²					
12.	Deductions (m ²)	0					
13.	Net Plot Area (m ²)	1,929.77 m ²					
14.	Ground coverage (m ²) & %	974.67 m ² , 50.50 %					
15.	Proposed FSI Area (m ²)	12,167.18 m ²					
16.	Proposed Non FSI Area (m ²)	22,918.45 m ²					
17.	Proposed Total Built-up Area (m ²)	35,085.63 m ²					
18.	Total Built up area (m ²) approved by Planning Authority	MC Approval received from BMC for Total BUP Area 35,085.63 Sq.m. having FSI Area 12,167.18 Sq.m. & Non FSI Area 22,918.45 Sq.m. dated 04.11.2024					
19.	Earlier EC details with Total Construction area, if any	Earlier Environment clearance obtained from Environment department; Govt. of Maharashtra vide EC no. SEIAA File No. - SIA/MH/INFRA2/421100/2023 dated 21.07.2023 having Total built up area (FSI + Non FSI): 29,216.38 Sq.m.					
20.	Construction completed as per earlier EC (FSI + Non FSI) (Sq.m.)	PP has completed construction of basement work of wing A & wing B is 3963.84 sq.mt is in accordance with received EC from SEIAA dated 21/07/2023					
21.	Details of Building Configuration						
	Name of Bldg.	Building Structure	Height of Bldg.	Name of Bldg.	Building Structure	Height of Bldg.	Reason for Modification/Change
	Sale Building Wing A	common 3 level of basement	125.05 m	Sale Building Wing A	common 3 level of basement +	141.85 m	Clubbing of scheme

		+ Ground floor for Existing NR + 1st to 9th podium floor for parking + 10th service floor + 11th to 36th + 37th (pt) upper residential floor			Ground floor for Existing NR + 1st to 9th podium floor for parking + 10th floor part for car parking & part for amenities & refuge area + 11th service floor + 12th floor for gymnasium +13th to 42nd + 43rd (part) upper residential floor		As per DCPR 2034 reg. 33(7)(22)) increases 05 Nos. of residential floors + 01 no. parking floor and Height of building by 16.80 mt. increase
	Rehab Building Wing B	common 3 level of basement + Ground floor + 1st to 15th + 16th (pt) upper residential floor	51.45m	Rehab Building Wing B	common 03 level Basement for Parking & Services + Ground floor + 1st to 22nd upper residential floors	69.45 m	Clubbing of scheme as per DCPR 2034 reg. 33(7)(22)) increase in 06 Nos. of residential floors and height of building by 18.00 mt. increase
22.	No. of Tenements & Shops			Name of Bldg.	Existing Units	Proposed Units	Reason for Change
				Sale Building Wing A	92	87	Decreases 05 nos. of units due to change in the carpet
				Residential Units (Nos.)			

				area of tenements i.e. existing units 92 & proposed units 87.																												
		Non-Residential Units (Nos.)	16	16	No Change																											
		Rehab Building Wing B			Increases 24 nos. of units due to increase in plot potential																											
		Residential Units (Nos.)	60	84																												
		Total No. of Units	152 Resi. units +16 Shops	171 Resi. units +16 Shops																												
23.	Total Population	<p>Expected Users: Sale Building: Residential Users: 555 Nos. Non-Residential Users: 80 Nos.</p> <p>Rehab Building: Residential Users: 340 Nos.</p> <p>Total No. of users: 975 Nos.</p>																														
24.	Total Water Requirements CMD	<p>Proposed Water Balance</p> <table border="1"> <thead> <tr> <th>Particulars</th> <th>Dry Season (KLD)</th> <th>Wet Season (KLD)</th> </tr> </thead> <tbody> <tr> <td>Fresh water</td> <td>76.50</td> <td>76.50</td> </tr> <tr> <td>Recycled water (Flushing)</td> <td>39.59</td> <td>39.59</td> </tr> <tr> <td>Recycled water (Gardening)</td> <td>5.41</td> <td>0.0</td> </tr> <tr> <td>Swimming Pool water (Tanker Water)</td> <td>2.48</td> <td>2.48</td> </tr> <tr> <td>Total water requirement</td> <td>121.50</td> <td>116.09</td> </tr> <tr> <td>Sewage Generation</td> <td>110.16</td> <td>110.16</td> </tr> <tr> <td>Treated water</td> <td>104.65</td> <td>104.65</td> </tr> <tr> <td>Excess Treated water</td> <td>59.65</td> <td>65.06</td> </tr> </tbody> </table>				Particulars	Dry Season (KLD)	Wet Season (KLD)	Fresh water	76.50	76.50	Recycled water (Flushing)	39.59	39.59	Recycled water (Gardening)	5.41	0.0	Swimming Pool water (Tanker Water)	2.48	2.48	Total water requirement	121.50	116.09	Sewage Generation	110.16	110.16	Treated water	104.65	104.65	Excess Treated water	59.65	65.06
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25.	Under Ground Tank (UGT)	2 nos. of UGT proposed: Details as follows																														

	location	<p>Sale Building:</p> <ul style="list-style-type: none"> • Located at Basement Level of 1 & 2 • Domestic UG tank Capacity: 70 Cum/day • Flushing UG tank Capacity: 40 Cum/day • RWH Tank Capacity: 47 Cum. <p>Rehab Building:</p> <ul style="list-style-type: none"> • Located at Basement Level of 1 & 2. • Domestic UG tank Capacity: 49.5 Cum/day. • Flushing UG tank Capacity: 28 Cum/day. • RWH Tank Capacity: 22 Cum • Fire UG tank Capacity (For Sale Wing):330 Cum/day • Fire UG tank (For Rehab Wing): 170 Cum/day 												
26.	Source of water	Municipal Corporation of Greater Mumbai (MCGM)												
27.	STP Capacity & Technology	Proposed STP Capacity: Sale Building: 70 KLD Capacity Rehab Building: 55 KLD Capacity STP Technology: MBBR												
28.	STP Location	At Basement Level												
29.	Sewage Generation CMD & % of sewage discharge in sewer line	Sewage Generation: Sale & Rehab Building: 110.16 KLD % Sewage discharge in sewer line 35%: 36.63 KLD Excess Treated water will be sent to nearby construction activities and road construction activities:23.03 KLD												
30.	Solid waste Management during construction Phase	<table border="1"> <thead> <tr> <th>Type</th> <th>Quantity (kg/d)</th> <th>Treatment/dis</th> </tr> </thead> <tbody> <tr> <td>Dry Waste:</td> <td>15 kg/day</td> <td>Will be handed to recycler.</td> </tr> <tr> <td>Wet Waste:</td> <td>10 kg/day</td> <td>Handed over municipal collector.</td> </tr> <tr> <td>Construction Waste:</td> <td>-</td> <td>-</td> </tr> </tbody> </table>	Type	Quantity (kg/d)	Treatment/dis	Dry Waste:	15 kg/day	Will be handed to recycler.	Wet Waste:	10 kg/day	Handed over municipal collector.	Construction Waste:	-	-
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Dry Waste:	15 kg/day	Will be handed to recycler.												
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Construction Waste:	-	-												
31.	Total Solid waste Quantities with type during operation Phase & Capacity of OWC to be installed	<table border="1"> <thead> <tr> <th>Type</th> <th>Quantity</th> <th>Treatment/Dispos</th> </tr> </thead> <tbody> <tr> <td>i) Dry waste</td> <td>Sale Building: 167 kg/day Rehab Building: 114 kg/day</td> <td>Handed over recycler</td> </tr> <tr> <td>ii) Wet waste</td> <td>Sale Building: 111 kg/day Rehab Building: 76 kg/day</td> <td>Will be treated in machine. Gen manure will be used for gardening</td> </tr> </tbody> </table>	Type	Quantity	Treatment/Dispos	i) Dry waste	Sale Building: 167 kg/day Rehab Building: 114 kg/day	Handed over recycler	ii) Wet waste	Sale Building: 111 kg/day Rehab Building: 76 kg/day	Will be treated in machine. Gen manure will be used for gardening			
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		iii) Hazardous waste	NA	NA	
		iv) Biomedical waste (If applicable)	Sale Building: 0.075 kg/day Rehab Building: 0.005 kg/day	Handed over to authorized recycler	
		iv) E Waste	Sale Building: 1.16 kg/day Rehab Building: 0.66 kg/day	Handed over to authorized recycler	
		v) STP Sludge (dry)	Sale Building: 44 kg/day Rehab Building: 27 kg/day	Will be used as manure for gardening purpose	
32.	R.G. Area in Sq.m.	Total RG area required		192.97 m ²	
		Provided RG area on mother earth		193.17 m ²	
		Existing trees on plot		NA	
		Number of trees proposed		24 Nos.	
		No of trees to be cut		NA	
		Number of trees transplanted		NA	
33.	Power requirement	Source of power supply		Adani Power	
		During Construction Phase: (Demand Load)		25 KW	
		During Operation phase (Connected Load)		2750 KW	
		During Operation phase (Demand Load)		954 KW	
		Transformer		1 nos. x 1000 kVA	
34.	Energy Efficiency	Overall Energy Saving: 21 % Renewable Energy Savings with Solar Water Heating 3.9 % + Solar PV Panels 1.1 %			
35.	D.G. set capacity	DG set	1 no. x 275 kVA + 1 no. x 82.5 KVA		
		Fuel Used	HSD		
36.	No. of 4W & 2- W parking with 25% EV	Type	Required as per DCR	Actual Provided	25% EV
		4 -wheeler	130 nos.	152 nos.	38 Nos.
		2 -wheeler	NA	56 nos.	14 Nos.
		Total Parking Area: 7,890.85 m ²			
37.	No & Capacity of Rain Water Harvesting (RWH) tanks/Pits	<ul style="list-style-type: none"> Level of Ground Water Table: Pre-Monsoon: 6 m to 7 m BGL Post Monsoon: 4.50 m to 5.50 m BGL 			

		<ul style="list-style-type: none"> Size and no. of RWH Tank(s) and Quantity: 2 nos. of RWH Tank Sale Building: 47 Cum/day Rehab Building: 22 Cum/day Quantity and size of recharge pits: NA 				
38.	Project cost (Rs.)	As per EC	Expansion	Total Project Cost		
		90.16 Cr.	8.85 Cr.	99.01 Cr.		
39.	Environmental Management plan during Construction phase	Sr. No.	Parameter	Capital Cost (Rs. In Lakh)		
		1.	Personnel Protective Equipment (Qty.)	04		
		2.	Site Sanitation Facility	01		
		3.	Water Provision	02		
		4.	Solid waste management	01		
		5.	Awareness to workers	01		
		6.	Health Check-up	01		
		7.	Disaster Management	10		
		8.	Foggers and green nets	04		
		9.	Cost of barricading around the project site	05		
		10.	Environmental Monitoring Air & Noise Quality Monitoring Sensors, Air quality & Noise level monitoring	25		
	Total	54.00				
40.	Environmental Management plan during Operation phase	Sr. No.	Component	Details	Capital Cost (Rs. Lakh)	O & M Cost/Year (Rs. Lakh)
		1.	Sewage Treatment Plant	STP capacity 70 KLD 55 KLD	35.0 25.0	5.0 3.5
		2.	Rainwater Harvesting	2 no. of RWH Tank 47 KLD & 22 KLD	7.5	2.5
		3.	Solid Waste Management	2 nos. of OWC 200 Kg/day & 100	12.0	4.0

		Kg/day capacity		
4.	Green Belt Development	24 nos. of trees to be planted. Developed landscape area is 193.17 m ²	1.64	1.0
5.	Energy Saving	Solar PV panels and Solar Heater	17.0	2.0
6.	Storm Water Management	Laying of Storm & Sewer line up to disposal point	7.0	1.0
7.	Environment Monitoring	Air, Water, Noise, Soil, STP, DG set, Compost Monitoring	MoEF approved Lab	2.0
8.	Basement Ventilation	-	50.0	1.0
9.	Basement Dewatering	-	2.0	0.8
10.	Disaster Management	-	80.00	2.0
	Total		237.14	24.8
41.	CER as per MoEF & CC circular dated 01/05/2018	CER Shall be Implemented as a part of EMP as recommended by SEAC/SEIAA as mentioned in OM F. No. 22-65/2017-IA.III dated 30 September, 2020		

		and OM file No. 22-65/2017-IA.III dated 25/02/2021.
42.	Details of Court cases / litigations w.r.t. the project and project location if any	NA
Environment Consultant		Project Proponent M/s. Heston Builders Pvt. Ltd.

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

Description	Received EC dt. 21.07.2023	Proposed Expansion in EC	Remarks
Plot area	1,929.77 m ²	1,929.77 m ²	No Change
Deduction	Nil	Nil	No Change
Net plot Area	1,929.77 m ²	1,929.77 m ²	No Change
FSI area including Fungible FSI	9,716.45 m ² .	12,167.18 m ²	FSI Area increases by 2450.73 Sq.m.
Non FSI area	19,499.93 m ²	22,918.45 m ²	Non FSI area increases by 3418.52 Sq.m.
Total Construction Built up Area	29,216.38 m ²	35,085.63 m ²	Total BUP Area increases by 5869.25 Sq.m.
Ground Coverage	991.48 m ² (51.38 % to the plot area)	974.67 m ² , 50.50 %	Gr. coverage decreases by 16.81 Sq.m.
Estimated cost of the project	Rs. 90.16 Cr	Rs. 99.01 Cr	Increased project cost by 8.85 Cr.
Required Green Area as per local norms	10% R.G. Area Required on Plot Area – 192.97 m ² RG Area Proposed (Paved + RG) A + B – 203.97 m ²	10% R.G. Area Required on Plot Area – 192.97 m ² RG Area Proposed – 193.17 m ²	10% RG provided on Mother earth
No. of building & its configuration(s) Sale building Wing A	common 3 level of basement + Ground floor for Existing NR + 1st to 9th podium floor for parking + 10th	common 3 level of basement + Ground floor for Existing NR + 1st to 9th podium floor for parking +	Clubbing of scheme As per DCPR 2034 reg. 33(7)(22) increases 05 Nos.

	service floor + 11th to 36th + 37th (pt) upper residential floor (Ht. 125.05 m)		10th floor part for car parking & part for amenities & refuge area + 11th service floor + 12th floor for gymnasium +13th to 42nd + 43rd (part) upper residential floor (Ht. 141.85 m)		of residential floors + 01 no. parking floor and Height of building by 16.80 mt.
Rehab building Wing B	common 3 level of basement + Ground floor + 1st to 15th + 16th (pt) upper residential floor (Ht. 51.45 m)		common 03 level Basement for Parking & Services + Ground floor + 1st to 22nd upper residential floors (Ht. 69.45 m)		Clubbing of scheme as per DCPR 2034 reg. 33(7)(22) increase in 06 Nos. of residential floors and height of building by 18.00 mt.
Tenements	Sale tenants – 92 nos. Residential Rehab tenants – 60 nos. Residential 16 nos. (NR Units) Total - 168 nos.		Sale tenants – 87 nos. Rehab tenants – 84 nos. 16 nos. (NR units) Total - 187 nos.		<ul style="list-style-type: none"> • Decreases 05 nos. of units due to change in the carpet area of tenements • Increases 24 nos. of units due to increase in plot potential • No change in NR units.
Parking requirement	Required 4W 118 Nos.	Provided 4W 170 nos.	Required 4W 130 Nos.	Provided 4W 152 nos.	4-wheeler parking decreases by 18 nos..
	Required 2W NA	Provided 2W 55 nos.	Required 2W NA	Provided 2W 56 nos.	
Quantity of Solid Waste	Dry waste (Kg/day): 209 Wet waste (Kg/day): 139 Total waste generation(kg/day): 348 Biomedical Waste: 0.080 Kg/day E waste: 1.8 Kg/day Total Waste generation (Kg/day): 349.88 Kg/day		Dry waste (Kg/day): 281 Wet waste (Kg/day): 187 Total waste generation(kg/day): 468 Biomedical Waste: 0.08 Kg/day E waste: 1.82 Kg/day Total Waste generation (Kg/day): 349.88 Kg/day		Dry waste increases by 72 kg/day Wet waste increases by 48 kg/day 120 kg/day waste generation increases

Water Requirement	Fresh water (Domestic)- 59.58 KLD Flushing water- 30.47 KLD Swimming Pool & Car – 1.88 KLD Gardening & grass pavers- 1.0 KLD Total Water Requirement: 93 KLD	Fresh water (Domestic)- 76.50 KLD Flushing water- 39.59 KLD Swimming Pool & Car – 2.46 KLD Gardening & grass pavers- 5.41 KLD Total Water Requirement: 116.09 KLD	Fresh water requirement increases by 19.92 KLD Increases by 23.09 KLD
Power Requirement	Source: Adani Power Maximum demand: 840 KW Connected load: 2375 KW DG Set-1 DG set of 275 kVA & 1 DG set of 82.5 kVA	Source: Adani Power Maximum demand: 954 KW Connected load: 2750 KW DG Set-1 DG set of 275 kVA & 1 DG set of 82.5 kVA	Demand load increases by 114 kW Connected load increases by 375 kW No change in DG Capacities
Total Sewage Generation	85.41 KLD	110.16 KLD	Increases by 25.22 KLD
STP Capacities & Technology	60 KLD & 40 KLD MBBR	70 KLD & 55 KLD MBBR	Increases capacities of STP as per increase in Sewage quantities.

3. Proposal has been considered by SEIAA in its 319th (Day-4) meeting held on 4th February, 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 indicating all required RG area as per prevailing Hon'ble Supreme Court Order. PP to obtain all mandatory NOCs from the concerned planning authority and the planning authority shall not issue occupation certificate unless PP obtains the same.
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 (i) Water NOC (ii) Sewer Connection NOC (iii) SWD NOC (iv) Tree NOC (v) HRC NOC (vi) Civil Aviation NOC (vii) Solid Waste Management NOC. The concern planning authority shall not grant occupation certificate unless all NOCs are obtained by the PP.
4. PP to obtain certified compliance report of earlier EC from the Regional office of MOEF&CC, Nagpur.

5. PP to submit concrete plan for disposal of STP excess treated water.
6. PP to complete tree plantation within the site during construction phase.
7. 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 192.97 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.
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 area of 12,167.18 m², Non FSI area of 22,918.45 m² and total BUA of 35,085.63 m². (Plan approval No-EB/1000/D/A/337/6/Amend dated 04.11.2024).

General Conditions:

a) Construction Phase: -

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor-based control.
- X. The Energy Conservation Building code shall be strictly adhered to.

- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase: -

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.

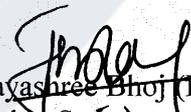
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in
- XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions: -

- I. PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.
- II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
- III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
- IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
- V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
- VI. No further Expansion or modifications, other than mentioned in the EIA Notification,

2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.

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


Jayashree Bhoj (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. Chairman, Municipal Corporation Greater Mumbai (MCGM).
7. Regional Officer, Maharashtra Pollution Control Board, Mumbai.

