



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

To,

The -1

SATTADHAR CONSTRUCTIONS PRIVATE LIMITED

OFFICE No 302, Reheja Xian , Dr Babasaheb Ambedkar Road, Byculla ( East )  
Mumbai 400027 -400027

**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/INFRA2/436610/2023 dated 13 Jul 2023. The particulars of the environmental clearance granted to the project are as below.

- |  |   |
|--|---|
| 1. EC Identification No.                   | EC23B038MH163896  |
| 2. File No.                                | SIA/MH/INFRA2/436610/2023   |
| 3. Project Type                            | New   |
| 4. Category                                | B   |
| 5. Project/Activity including Schedule No. | 8(a) Building and Construction projects   |
| 6. Name of Project                         | Proposed SR scheme for 'Subhedar Ramji Ambedkar Nagar CHS Ltd' Worli division, Khan Abdul Gafar Marg, Worli Mumbai-400018 |
| 7. Name of Company/Organization            | SATTADHAR CONSTRUCTIONS PRIVATE LIMITED   |
| 8. Location of Project                     | MAHARASHTRA   |
| 9. TOR Date                                | N/A   |

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

Date: 26/12/2023

(e-signed)  
Pravin C. Darade , I.A.S.  
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/INFRA2/436610/2023  
Environment & Climate  
Change Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.

To  
M/s.Sattadhar Construction Pvt. Ltd.,  
Plot bearing C.S. No. 876 (pt.),  
877 to 880 & 894 (pt.) to 897 (pt.),  
Worli division, Khan Abdul Gafar Marg,  
Worli, Mumbai - 400018.

**Subject** : Environmental Clearance for Proposed SR scheme for 'Subhedhar Ramji Ambedkar Nagar CHS Ltd' at Plot bearing C.S. No. 876 (pt.), 877 to 880 & 894 (pt.) to 897 (pt.), Worli division, Khan Abdul Gafar Marg, Worli, Mumbai - 400018.by M/s.Sattadhar Construction Pvt. Ltd.

**Reference** : Application no. SIA/MH/INFRA2/436610/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 212<sup>nd</sup> meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 267<sup>th</sup> (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 18<sup>th</sup> October, 2023.

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

Sr. No	Description	Details	
1	Proposal Number	SIA/MH/INFRA2/436610/2023	
2	Name of Project	Proposed Slum Rehabilitation Scheme for 'Subhedhar Ramji Ambedkar Nagar CHS Ltd' Worli division, Khan Abdul Gafar Marg, Worli Mumbai-400018.	
3	Project category	8 (a)	
4	Type of Institution	Private	
5	Project Proponent	Name	Mr. Ronie Paras Porwal [Director] M/s. Sattadhar Constructions Private Limited
		Regd. Office address	4 <sup>th</sup> floor, 401 - 402, Viraj Tower, Western Express Highway, near WEH metro station, Andheri East, Mumbai - 400 093 Maharashtra.
		Contact number	9769872565
		e-mail	<a href="mailto:rupesh.kadam2@lodhagroup.com">rupesh.kadam2@lodhagroup.com</a>

6	Consultant	<b>ULTRA TECH</b> Certificate No: NABET/EIA/2023/RA 0194 - Rev 01 Validity: 18 <sup>th</sup> October 2024					
7	Applied for	New					
8	Location of the project	Plot bearing C.S. No. 876 (pt.), 877 to 880 & 894 (pt.) to 897 (pt.), Worli division, Khan Abdul Gafar Marg, Worli, Mumbai - 400018.					
9	Latitude and Longitude	Latitude: 18°59'48.27"N Longitude: 72°48'46.51"E					
10	Plot Area (sq.m.)	7,911.08 sq. mt.					
11	Deductions (sq.m.)	84.81 sq. mt. (Road Set Back)					
12	Net Plot area (sq.m.)	7826.27 sq. mt.					
13	Ground coverage (m <sup>2</sup> ) & %	4,225.91 sq. mt. (53.9 %)					
14	FSI Area (sq.m.)	48,329.15 sq. mt.					
15	Non-FSI (sq.m.)	55,993.43 sq. mt.					
16	Proposed built-up area (FSI + Non FSI) (sq.m.)	1,04,322.58 sq. mt.					
17	TBUA (m <sup>2</sup> ) approved by Planning Authority till date	<ul style="list-style-type: none"> <li>• Received Letter of Intent (LOI) from SRA dtd. 03.04.2023</li> <li>• Received Intimation of Approval (IOA) from SRA dt. 28.04.2023 for Total Construction BUA: 104322.58 Sq.mt.</li> </ul>					
18	Earlier EC details with Total Construction area, if any.	Not Applicable					
19	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)	Not Applicable					
20	<b>Previous EC / Existing Building</b>			<b>Proposed Configuration</b>			<b>Reason for Modification/ Change</b>
	<b>Building Name</b>	<b>Configuration</b>	<b>Height (m)</b>	<b>Building Name</b>	<b>Configuration</b>	<b>Height (m)</b>	
	--	--	--	<b>Rehab Wing A</b>	3 Basement + Stilt + 3 Podium + 4 <sup>th</sup> Amenity floor + Girder level + 5 <sup>th</sup> to 20 <sup>th</sup> upper floors.	64.82	--
	--	--	--	<b>Rehab Wing B</b>	3 Basement + Stilt + 1 <sup>st</sup> To 3 <sup>rd</sup> Podium + 4 <sup>th</sup> Amenity floor + Girder level + 5 <sup>th</sup> to 21 <sup>st</sup> upper floors	67.72	--
--	--	--	<b>Rehab</b>	3 Basement	79.83	--	

				<b>Wing C</b>	(PT) + Ground + 1 <sup>st</sup> to 26 <sup>th</sup> floors		
	--	--	--	<b>Sale Wing</b>	3 Basement (PT) + Ground + 1 <sup>st</sup> Service floor + 2 <sup>nd</sup> Fitness centre + 3 <sup>rd</sup> Service floor + 4 <sup>th</sup> to 38 <sup>th</sup> upper floors	168.80	--
	--	--	--	<b>Sale Bungalow</b>	Basement + Lower Ground + Upper Ground + 2 floors	15.75	--
21	No. of Tenements & Shops			Rehab flats: 493 Nos. Dairy flats: 27 Nos. R/C: 7 Nos. Rehab shops: 16 nos. Balwadi/ Welfare/ Library/ Yuvakendra: 3 nos. each Society office: 5 nos. Community hall: 1 no. Sale Flats: 44 Nos. Bungalow: 1 no.			
22	Total Population			2624 nos. of persons			
23	Total Water Requirements CMD			342 CMD			
24	Under Ground Tank (UGT) location			Basement			
25	Source of water			Municipal Corporation of Greater Mumbai (MCGM)			
26	Sewage Generation CMD & % of sewage discharge in sewer line			Sewage Generation: 290 CMD % of treated sewage discharge in sewer line: 35 %			
27	STP Capacity & Technology			Rehabilitation Building: 1 STP of capacity 298 KL Sale Building: 1 STP of capacity 56 KL Technology: Moving Bed Bio Reactor (MBBR)			
28	STP Location			Basement			
29	Solid Waste Management during Construction Phase			<b>Type</b>	<b>Quantity (Kg/d)</b>	<b>Treatment / disposal</b>	
				Dry waste	27	Segregation of solid waste into biodegradable and non-biodegradable and hand over to authorized recyclers	
				Wet waste	18		
				Demolition debris	-	Demolition debris generated shall be disposed to authorized landfill site as per	

				permission received from MCGM
		Excavation material	45000	Partly reused (9000 cum) on site and remaining (36000 Cum) shall be disposed to authorized landfill site with permission from M.C.G.M.
		Construction waste	--	Reuse/ recycle on site and disposal of remaining waste to the authorized landfill site with permission of authorized recycler
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	<b>Type</b>	<b>Quantity (Kg/d)</b>	<b>Treatment/ disposal</b>
		Dry waste	668	Non-biodegradable waste shall be handed over to authorized recyclers.
		Wet waste	445	Treatment of biodegradable waste in 2 nos. of Organic Waste Converters (OWC) of total capacity 600 kg/day
		E-Waste	--	E-waste will be stored separately at a common designated location and shall be disposed through authorized recyclers as per E-waste (Management) Rules, 2016 and as amended in 2018.
		STP Sludge (dry)	--	Use as manure
31	R.G. Area in sq.m.	RG required: 602.36 Sq.mt.		
		RG provided on Mother earth/Ground: 628.10 sq. mt.		
		<b>Existing trees on plot: 20 nos.</b>		
		<b>Number of trees to be cut: 4 nos.</b>		
		<b>Number of trees to be transplanted: 10 nos.</b>		
		<b>Number of trees to be retained: 6 nos.</b>		
		<b>Number of trees to be planted:</b> a) In RG area: 153 nos. (including periphery planation) b) In Miyawaki Plantation (with area): 72 Nos.		
<b>Total Nos. of trees after development: 241 Nos.</b>				
33	Power requirement	During Operation Phase: Connected load (kW): 9028 kW Maximum demand (kW): 3124 kW		

34	Energy Efficiency	a) Total Energy saving (%): 20.61 % b) Solar energy (%): 5.05 %
35	D.G. set capacity	1 DG of 500 kVA & 1 DG of 625 kVA
36	No. of 4-W & 2-W Parking with 25% EV	4-Wheeler: 278 Nos. 2-Wheeler: 65 Nos. Provision of 76 nos. of E-charging points
37	No. & capacity of Rain water harvesting tanks/ Pits	Provision of 2 nos. of rain water harvesting tank of total capacity 260 KL
38	Project Cost in (Cr.)	Rs. 235.00 Cr.
39	EMP Cost	<b>a) Construction Phase:</b> Rs. 109.89 Lacs <b>b) Operation Phase:</b> Capital cost: Rs. 816.50 Lacs O & M cost: Rs. 52.30 Lacs/annum
40	CER Details with justification if any....as per MoEF & CC circular dated 01/05/2018	--
41	Details of Court Cases/litigations w.r.t the project and project location, if any.	No litigation is pending against the project or land

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 267<sup>th</sup> (Day-2) meeting held on 18<sup>th</sup> October, 2023. and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

**Specific Conditions:**

**A. SEAC Conditions-**

1. PP to obtain 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 and showing all required RG area on mother earth as per Hon'ble Supreme Court order.
2. PP to obtain following NOCs/remarks:
  - a) Revised Water supply NOC; b) Sewer connection; c) SWD NOC; d) HRC NOC; e) SWM/ C & D NOC.
3. PP to obtain CRZ NOC from MCZMA for proposed construction.
4. PP to obtain concession with respect to odd shaped RG area from planning authority; PP to submit architect certificate mentioning that the required/mandatory RG in the plot is provided on mother earth as per the Hon'ble Supreme Court order.
5. PP to lift UGTs to 1st basement such that tops of the UGTs are flushed to the ground level.
6. PP to maintain minimum 3 Mtr distance between OWC and STP.
7. PP to provide required 2-wheeler parking as per norms & revise parking statement accordingly; PP to ensure that minimum 25% 2-wheeler and 4-wheeler parking are

- equipped with electric charging facility.
8. PP to relocate flushing tank adjacent to the STP & submit revised layout of STP.
  9. PP to reduce discharge of treated water up to 35%; PP to submit undertaking from concerned authority/agency/third party regarding use of excess treated water.
  10. PP to interchange location of pump room & RWH tank to maintain adequate distance between RWH tank & OWC.
  11. PP to provide portable STP for workers during construction phase & accordingly, revise EMP of Construction phase.

**B. SEIAA Conditions-**

1. PP has provided mandatory RG area of 602.36 m<sup>2</sup> on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. This EC is restricted up to 120 m height as PP has not obtained the HRC NOC
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. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA III dt.04.01.2019.
6. SEIAA after deliberation decided to grant EC for-FSI- 39,601.00 m<sup>2</sup>, Non FSI- 55,993.43 m<sup>2</sup>, total BUA- 95,594.43m<sup>2</sup>. (Plan approval No- G-S/STGOT/002/1990831/AP/C-1, dated-12.10.2023) (FSI restricted as per approval and non-FSI as per approval)

**General Conditions:**

**a) Construction Phase :-**

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.

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

**B) Operation phase:-**

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



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

periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO<sub>2</sub>, NO<sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

**C) General EC Conditions:-**

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

6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.

8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.

9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1<sup>st</sup> Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.



Pravin Darade  
(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 City.
6. Commissioner, Municipal Corporation of Greater Mumbai
7. Regional Officer, Maharashtra Pollution Control Board, Mumbai.