



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

To,

The Business Head  
MAHINDRA LIFESPACE DEVELOPERS LIMITED  
Mahindra Towers, 5th floor, Dr. G.M. Bhosale Marg, Worli, Mumbai -  
400018

**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/248646/2021 dated 31 Dec 2021. The particulars of the environmental  
clearance granted to the project are as below.

1. EC Identification No.	<b>EC22B038MH187887</b>
2. File No.	SIA/MH/MIS/248646/2021
3. Project Type	Expansion
4. Category	B2
5. Project/Activity including Schedule No.	8(a) Building and Construction projects
6. Name of Project	Residential development at Sakinaka Andheri Mumbai
7. Name of Company/Organization	MAHINDRA LIFESPACE DEVELOPERS 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: 09/06/2022

(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/248646/2021  
Environment & Climate  
Change Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.

To

M/s. Mahindra Lifespaces Developers Limited.  
CTS No. 95, 95/1 to 5 of Saki Village, Opposite Savoy Suites,  
Sakinaka, Andheri (E), Mumbai

**Subject** : Environmental Clearance for proposed residential development at Plot bearing CTS No. 95, 95/1 to 5 of Saki Village, Opposite Savoy Suites, Sakinaka, Andheri (E), Mumbai by Mr. Mohit Arora (Business Head) for M/s. Mahindra Lifespaces Developers Limited.

**Reference** : Application no. SIA/MH/MIS/248646/2021

This has reference to your communication on the above mentioned subject. The proposal was considered by the SEAC-2 in its 170<sup>th</sup> meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 243<sup>rd</sup> (Day-2) 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.)	9443.50 Sq. mt.
2.	FSI Area (Sq.mt.)	24481.68 Sq. mt.
3.	NON FSI Area (Sq. mt.)	24676.84 Sq. mt.
4.	Proposed built-up area (FSI + Non FSI) (sq. mt.)	49158.52 Sq. mt.
5.	Earlier EC details with Total Construction area, if any	<ul style="list-style-type: none"><li>Received Environmental Clearance (EC) from SEIAA, Maharashtra dt. 04.10.2019</li><li>Project was appraised for Total Construction built up area of 45464.57 sq. mt. in 43<sup>rd</sup> SEAC 2 Meeting; however, EC was restricted to 26966.19 Sq. mt. as per IOD No. IOD/Plan Approval no-CHE/ES/2226/L/337 (New) dt. 20.06.2018</li></ul>
6.	Construction completed as per earlier EC (FSI + Non FSI) (sq. m.)	Total constructed area on site till date: 3911.18 Sq.mt.

7.	Building Configuration	<b>1 Building with 5 wings - Wing A to E:</b> Basement + 2 Podia + Part Stilt/ Part Ground + 1 <sup>st</sup> to 16 <sup>th</sup> floors each
8.	No. of Tenements & Shops	Total flats: 343 nos.
9.	Total Population	1666 Nos.
10.	Total Water Requirements	244 KLD
11.	Sewage generation	195 KLD
12.	STP capacity and Technology	One STP of Capacity 225 KL; MBBR (Moving Bed Bio Reactor) Technology
13.	STP location	1 <sup>st</sup> & 2 <sup>nd</sup> Podium
14.	Total Solid Waste Quantities	Non-biodegradable waste: 450 Kg/day Biodegradable waste: 300 Kg/day <b>Total: 750 Kg/day</b>
15.	R.G. Area in sq.mt.	RG required: 1639 Sq.mt. (20%) RG provided on mother earth: 1525.04 sq. mt. Balance RG provided on ground: 270.46 sq. mt. Total: 1795.50 sq. mt.
16.	Power requirement	During Operation Phase - Connected load: 2930 KW Maximum demand: 818 KW
17.	Energy Efficiency	Overall energy saving – 25.56 %, Energy saving by Solar - 5.05 %
18.	D.G. set capacity	D.G. Set of capacity 400 kVA
19.	Parking 4W & 2W	4-Wheeler: 425 Nos. 2-Wheeler: 62 Nos.
20.	Rain water harvesting scheme	Provision of 2 RWH tanks of total capacity 120 KL
21.	Project Cost in (Cr.)	Rs. 210.78 Cr.
22.	EMP Cost	<b>Construction Phase:</b> Rs. 44.85 Lacs <b>Operation Phase:</b> Capital cost: Rs. 144.82 Lacs Operational and Maintenance cost: Rs. 18.16 Rs. Lacs/ annum
23.	CER details with justification if any.	--
24.	Details of Court Cases/litigations w.r.t the project and project location, if any.	No litigation is pending against the project or land

The major particulars of project are as mentioned below:

No.	Description	As per EC received dt. 04.10.2019	Seeking Amendment in EC	Remarks
<b>A. Comparative – Project proposal</b>				
1.	Building Nos. and Configuration	1 building with Wings: Building 1 - Wing A: Basement + 2 Podia + Stilt + 1 <sup>st</sup> to 16 <sup>th</sup> Floors	1 building with 5 Wings: Wing A: Basement + 2 Podia + Part Stilt/Part Ground + 1 <sup>st</sup> to 16 <sup>th</sup> floors	No change  There is no change in building design but alignment of building has been slightly changed
		Building 1 - Wing B: Basement + 2 Podia + Stilt + 1 <sup>st</sup> to 15 <sup>th</sup> Floors	Wing B: Basement + 2 Podia + Part Stilt/ Part Ground + 1 <sup>st</sup> to 16 <sup>th</sup> floors	<ul style="list-style-type: none"> <li>There is no change in building design but alignment of building has been slightly changed</li> <li>Proposed increase in 1 floor</li> </ul>
		Building 1 - Wing C & E: Basement + 2 Podia + Stilt + 1 <sup>st</sup> to 16 <sup>th</sup> Floors	Wing C & E: Basement + 2 Podia + Part Stilt/Part Ground + 1 <sup>st</sup> to 16 <sup>th</sup> floors	<ul style="list-style-type: none"> <li>Proposed changes in the sizes of flat.</li> <li>There is change in alignment of building</li> </ul>
		Building 1 - Wing D: Basement + 2 Podia + Stilt + 1 <sup>st</sup> to 15 <sup>th</sup> Floors	Wing D: Basement + 2 Podia + Part Stilt/Part Ground + 1 <sup>st</sup> to 16 <sup>th</sup> floors	<ul style="list-style-type: none"> <li>Proposed increase in 1 floor</li> <li>Proposed changes in the sizes of flat</li> </ul>
No.	Description	As per EC received dt. 04.10.2019	Seeking Amendment in EC	Remarks
				<ul style="list-style-type: none"> <li>There is change in alignment of building</li> </ul>
2.	Total Flats	300 Nos.	343 Nos.	Proposed increase by 43 no. of flats
<b>B. Comparative – Area statement</b>				
	Total Plot Area (Sq. mt.)	9443.50	9443.50	No change

3.	Deductions (Sq. mt.)	477.76	1248.49	Proposed increase by 770.73 sq. mt. due to introduction of revised sanctioned DP 2034 (13.40 mt. wide DP Road) and DCPR 2034 (Increase in amenity area).
4.	Net Plot Area (Sq. mt.)	8965.74	8195.01	Proposed decrease by 770.73 due to increase in deductions
5.	Ground coverage area (sq.mt.)	5623.16	5637.00	Proposed increase by 13.84 sq. mt. due to change in planning of wing C, D & E
6.	Permissible Built-up area Including Fungible Area (Sq.mt)	25249.52	26545.55	Proposed increase by 1296.03 sq.mt. as per revised DCPR 2034.
7.	Proposed Built up Area as per FSI Including Fungible Area (Sq.mt.)	22290.95	24481.68	Proposed increase by 2190.73 sq. mt. as per increase in permissible built-up area.
No.	Description	As per EC received dt. 04.10.2019	Seeking Amendment in EC	Remarks
8.	Proposed Built up Area as per NON FSI	23173.62	24676.84	Proposed increase by 1503.22 sq. mt. due to change in planning
9.	Total Construction Built up Area (Sq.mt.)	45464.57*	49158.52	Proposed increase by 3693.95 sq.mt.
10	Parking required	4-Wheeler: 430 Nos. 2-Wheeler: Nil	4-Wheeler: 303 Nos. 2-Wheeler: Nil	Parking requirement decrease by 127 nos. as per DCPR 2034
11	Parking proposed	4-Wheeler: 485 nos. 2-Wheeler: Nil	4-Wheeler: 425 Nos. 2-Wheeler: 62 Nos.	Proposed as per the requirement
<b>C. Comparative – Environmental parameters</b>				
12	Occupancy (Nos.)	1413 Nos.	1666 nos.	Proposed increase by 253 nos. due to increase in flat nos.

13	Total Water requirement (KLD)	208 KLD	244 KLD	Proposed increase by 36 KLD due to increase in occupancy
14	Sewage Generation (KLD)	166 KLD	195 KLD	Proposed increase in 29 KLD due to increase in water demand
15	Total Capacity of STPs (KL)	185 KL	225 KL	Proposed increase in capacity by 40 KL due to increase in sewage generation
16	Total Solid Waste generation (kg/day)	636 kg/day	750 kg/day	Proposed increase in 114 kg/day due to increase in occupancy

3. Proposal is an expansion of existing construction project. PP obtained earlier EC vide letter No. SEIAA-EC- 0000002027 Dated: 04/10/2019 and EC was restricted for total BUA of 26,966.19 m<sup>2</sup> Proposal has been considered by SEIAA in its 243<sup>rd</sup> (Day-2) meeting 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 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 Sewer & SWD remarks with invert levels from MCGM.
3. PP to provide 1.5 Mtr. distance from top of the Under-Ground Water tank for maintenance.
4. PP to obtain & submit certified compliance of earlier EC from Regional office, MoEF & CC, Nagpur.
5. PP to submit detail plan with NOC from concern authority for use of excess treated water. PP to reduce the discharge of treated sewage up to 35%.
6. PP to carry out & submit soil analysis report.
7. PP to submit revised Architect certificate mentioning Non-FSI area of Club House.

**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- 24,481.68 m<sup>2</sup>, Non FSI- 24,676.84 m<sup>2</sup> and Total BUA-49,158.52 m<sup>2</sup> (Plan approval- CHE/ES/2226/L/337(NEW)/337/4/Amend, dated-09.12.2019).

**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 onP 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-Maishkar  
(Member Secretary, SEIAA)  
8/6/2022

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 Suburban
6. Commissioner, Municipal Corporation of Greater Mumbai
7. Regional Officer, Maharashtra Pollution Control Board, Mumbai.