



File No: SIA/MH/INFRA2/579341/2026

State Environment Impact Assessment Authority (SEIAA), Maharashtra

(Constituted as per the provision of EIA Notification, 2006, as amended by the Ministry of Environment, Forest and Climate Change, Government of India)



Date 26/08/2026

To,

Sasidharan Krishnan Nair
NESCO LIMITED
NESCO CENTER, WESTERN EXPRESS HIGHWAY, GOREGAON EAST , GOREGAON,
MUMBAI SUBURBAN, MAHARASHTRA, , 400063
approvals@nesco.in

Subject: Grant of prior Environmental Clearance (EC) to the proposed project under the provision of the EIA Notification 2006 -regarding.

Sir/Madam,

This is in reference to your application submitted to SEIAA vide proposal number SIA/MH/INFRA2/579341/2026 dated 03/06/2026 for grant of prior Environmental Clearance (EC) to the proposed project under the provision of the EIA Notification 2006 and as amended thereof.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC26B3813MH5309139N
(ii) File No.	SIA/MH/INFRA2/579341/2026
(iii) Clearance Type	Fresh EC
(iv) Category	B1
(v) Project/Activity Included Schedule No.	8(b) Townships/ Area Development Projects / Rehabilitation Centres Proposed Amendment in the Development of Exhibition Cum Convention Centre, Hotel and IT Park at Plot. No 223A/1A, 223/1, 225, 239A, 240, 241, 241/1 TO 6, 242B, 243A AND 248A, Goregaon (East), Mumbai-400063, Proposed By M/s. NESCO LTD.
(vii) Name of Project	NESCO LIMITED
(viii) Name of Company/Organization	MUMBAI SUBURBAN, MAHARASHTRA
(ix) Location of Project (District, State)	SEIAA
(x) Issuing Authority	No
(xi) Applicability of General Conditions as per EIA Notification, 2006	

3. **Plot/Survey Khasra Nos.:** Plot. No 223A/1A , 223/1 , 225 , 239A , 240 , 241 , 241/1 TO 6 , 242B , 243A AND 248A , Goregaon (East) , Mumbai-400063
4. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A, B and C)/ EIA & EMP Reports were submitted to the SEIAA for an appraisal by the SEIAA under the provision of EIA notification 2006 and its subsequent amendments.
5. The above-mentioned proposal has been considered by SEIAA in the meeting held on . The minutes of the meeting and all the project documents are available on PARIVESH portal which can be accessed from the PARIVESH portal by scanning the QR Code above or through the following web link [click here](#).
6. The brief about configuration of products and byproducts as submitted by the Project Proponent in Form-1 (Part A, B and C)/ EIA & EMP Reports / presented during SEIAA are annexed to this EC as Annexure (1).
7. The SEIAA, in its meeting held on , based on information submitted viz: Form 1 (Part A, B and C), EIA/EMP report etc & clarifications provided by the project proponent and after detailed deliberations on all technical aspects and public hearing issues and compliance thereto furnished by the Project Proponent, recommended the proposal for grant of Environment Clearance under the provision of EIA Notification, 2006 and as amended thereof subject to compliance of Specific and Standard EC conditions as given in this letter.
8. The SEIAA has examined the proposal in accordance with the provisions contained in the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and based on the recommendations of the SEIAA Appraisal Committee hereby accords Environment Clearance to the instant proposal of M/s. Sasidharan Krishnan Nair under the provisions of EIA Notification, 2006 and as amended thereof subject to compliance of the Specific and Standard EC conditions as given in Annexure (1)
9. The issuing authority reserves the right to stipulate additional conditions, if found necessary.
10. The Environmental Clearance to the aforementioned project is under provisions of EIA Notification, 2006. It does not tantamount to approvals/consent/permissions etc. required to be obtained under any other Act/Rule/regulation. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes, as applicable, to the project.
11. The Project Proponent is under obligation to implement commitments made in the Environment Management Plan, which forms part of this EC.
12. General Instructions:
- (a) The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEF&CC/SEIAA website where it is displayed.
- (b) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
- (c) The project proponent shall have a well laid down environmental policy duly approved by the Board of Directors (in case of Company) or competent authority, duly prescribing standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions.
- (d) Action plan for implementing EMP and environmental conditions along with responsibility matrix of the project proponent (during construction phase) and authorized entity mandated with compliance of conditions (during operational phase) shall be prepared. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Six monthly progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six-Monthly Compliance Report.
- (e) Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
- (f) The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
- (g) Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
13. This issues with the approval of the Competent Authority

Copy To

1. The Deputy Director General, Regional Office, Deputy Director General Of Forests (C) Ministry Of Environment Forest And Climate Change Integrated Regional Office Ground Floor East Wing New Secretariat Building Civil Lines Nagpur-440001., N/A, N/A, apccfcentral-ngp-mef@gov.in
2. The Member Secretary, SPCB/PCC, Kalptaru Point 2nd - 4th Floor Opp. Cine Planet Sion Circle Sion (E), Mumbai, Maharashtra, mpcbparivesh@mpcb.gov.in

Annexure 1**Specific EC Conditions for (Townships/ Area Development Projects / Rehabilitation Centres)****1. Specific Environmental Condition**

S. No	EC Conditions																		
1.1	<u>During the discussion following points emerged:</u> <table border="1"> <thead> <tr> <th>No.</th><th>Conditions</th></tr> </thead> <tbody> <tr> <td>1.</td><td>PP to obtain CFO NOC for IT-5, HE remark for IT-5, Revised C& D Waste NOC, Final SWM NOC, SWD NOC for IT-5, final Tree NOC for pending building, Civil Aviation for It-5 Building.</td></tr> <tr> <td>2.</td><td>PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable, clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra, showing all required RG area as per the prevailing Hon'ble Supreme Court Order. PP to obtain all Mandatory NOCs from the Competent Authority required for the Proposed Project. The planning authority shall not grant an occupation certificate unless the PP obtain all NOCs.</td></tr> <tr> <td>3.</td><td>PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of the requirements of EIA notification 2006, amended from time to time.</td></tr> <tr> <td>4.</td><td>The underground suction tank shall be located to close as possible to the existing water main in municipal Road and the save shall not be in 1.5 m vicinity of drainage/ sewer line/Manhole/ Inspectoral chamber top of the undergo state tank shall be maintained as about 60 cm above adjacent ground/ floor level and minimum head clearance of 1.2 m shall be maintained for inspection and clean of tanks and also a clear minimum distance of 6m shall be maintain between STP+ UG tank.</td></tr> <tr> <td>5.</td><td>PP to ensure to achieve the standard parameters of the treated sewage as per the order issued by the Hon'ble National Green Tribunal on 30.04.2019. PP also to ensure that, the water proposed to be used for construction activities (within or outside premises) /public gardens/road medians, etc. shall be strictly for non-potable purposes and after obtaining necessary permission from the competent authority.</td></tr> <tr> <td>6.</td><td>All guidelines issued by the local planning authority, MPCB/CPCB, shall be followed to reduce /control air pollution due to the proposed activity by way of providing adequate barricading, foggers, and water sprinkling.</td></tr> <tr> <td>7.</td><td>PP to complete the tree plantation within the site during the construction phase.</td></tr> <tr> <td>8.</td><td>PP to comply with the provisions of Solid Waste Management Rules, 2026, Environment (Construction and Demolition) Waste Management Rules, 2025, E-Waste (Management) Rules, 2022 and consequent Office Memorandums / Directions / Orders etc. issued by the competent authorities therein and by MoEF&CC as amended till date</td></tr> </tbody> </table> <u>Decision:</u> - In view of the above discussion, SEAC-2 decided to recommend the proposal to the SEIAA for the grant of Environmental Clearance, subject to compliance with the above points and as agreed by the PP during deliberations.	No.	Conditions	1.	PP to obtain CFO NOC for IT-5, HE remark for IT-5, Revised C& D Waste NOC, Final SWM NOC, SWD NOC for IT-5, final Tree NOC for pending building, Civil Aviation for It-5 Building.	2.	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 the prevailing Hon'ble Supreme Court Order. PP to obtain all Mandatory NOCs from the Competent Authority required for the Proposed Project. The planning authority shall not grant an occupation certificate unless the PP obtain all NOCs.	3.	PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of the requirements of EIA notification 2006, amended from time to time.	4.	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Details of the Project

S. No.	Particulars	Details	
a.	Details of the Project	Proposed Amendment in the Development of Exhibition Cum Convention Centre, Hotel and IT Park at Plot. No 223A/1A, 223/1, 225, 239A, 240, 241, 241/1 TO 6, 242B, 243A AND 248A, Goregaon (East), Mumbai-400063, Proposed By M/s. NESCO LTD.	
b.	Latitude and Longitude of the project site	19.14628531734849,72.85123638727346 19.15327714291439,72.85630955099269	
c.	Land Requirement (in Ha) of the project or activity	Nature of Land involved	Area in Ha
		Non-Forest Land (A)	24.8354
		Forest Land (B)	0
		Total Land (A+B)	24.8354
d.	Date of Public Consultation	Public consultation for the project was held on	
e.	Rehabilitation and Resettlement (R&R) involvement	NO	
f.	Project Cost (in lacs)	365173	
g.	EMP Cost (in lacs)	5557.03	
h.	Employment Details		

Details of Products & By-products

Name of the product /By-product	Product / By-product	Existing	Proposed	Total	Unit	Mode of Transport / Transmission
TOTAL CONSTRUCTION AREA	Product	2238503.25	-1229342.2	1009161.05	SQM.	NA

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/579341/2026
Environment & Climate Change
Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. NESCO LTD.
Plot. No 223A/1A, 223/1, 225, 239A,
240, 241, 241/1 TO 6, 242B, 243A AND
248A, Goregaon (East), Mumbai-400063.

Subject : Environmental Clearance for Proposed Amendment in the Development of Exhibition Cum Convention Centre, Hotel and IT Park at Plot. No 223A/1A, 223/1, 225, 239A, 240, 241, 241/1 TO 6, 242B, 243A AND 248A, Goregaon (East), Mumbai-400063, Proposed By M/s. NESCO LTD.

Reference : Application no. SIA/MH/INFRA2/579341/2026

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 300th meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 358th meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 13th August, 2026.

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

Sr.	Description	Details	
1	Proposal Number	SIA/MH/INFRA2/579341/2026	
2	Name of Project	Proposed Amendment in the Development of Exhibition Cum Convention Centre, Hotel and IT Park at Plot. No 223A/1A, 223/1, 225, 239A, 240, 241, 241/1 TO 6, 242B, 243A AND 248A, Goregaon (East), Mumbai-400063, Proposed By M/s. NESCO LTD.	
3	Project category	8(B) B1	
4	Type of Institution	Private	
5	Project Proponent	Name	NESCO Limited
		Regd. Office address	NESCO Center, Western Express Highway, Goregaon East
		Contact number	9920556263
		e-mail	approvals@nesco.in
6	Consultant	Enviro Analysts & Engineers Pvt. Ltd. NABET Accreditation No: NABET/EIA/24-27/RA 0355 Validity – 19/06/2027	

7	Applied for			Expansion/Amendment			
8	Location of the project			Plot. No 223A/1A, 223/1, 225, 239A, 240, 241, 241/1 TO 6, 242B, 243A AND 248A, Goregaon (East), Mumbai-400063			
9	Latitude and Longitude			Latitude: 19° 9'2.27"N Longitude: 72°51'16.59"E			
10	Plot Area (Sq.m.)			2,48,354.40 sq. m (Gross Plot Area 2,76,163.00 sqm.)			
11	Deductions (Sq.m.)			28,845.84 sq. m			
12	Net Plot area (Sq.m.)			2,19,508.56 sq. m			
13	Ground coverage (m2) & %			1,25,920.50 sqm (50 %)			
14	FSI Area (Sq.m.)			5,58,796.93 sq. m			
15	Non-FSI (Sq.m.)			4,50,364.12 sq. m			
16	Proposed built-up area (FSI + Non-FSI) (Sq.m.)			10,09,161.05 sq. m			
17	FSI area (m2) approved by Planning Authority till date.			FSI Area approved till date 490452.99 sqm.			
18	Earlier EC details with Total Construction area, if any.			EC received dated 21.7.2023, for the approved area total construction area 2,60,215.77 sq.m			
19	Construction completed as per earlier EC/without EC (FSI + Non FSI) (Sq.m.)			Construction works up to 260215.77 sq.mt. has been completed on site as per the approved EC dated 21.7.2023			
20	Previous EC / Existing Building			Proposed Configuration			Reason for Modification / Change
	Building Name	Configuration	Height (m)	Building Name	Building Configuration	Height (m)	
	IT Building 1A	4B + St. + Gr (Pt). + 1 st to 27 th Floors	--	IT Building 1A	Deleted	--	Deleted
	IT Building 1B	4B + St. + Gr (Pt). + 1 st to 27 th Floors.	--	IT Building 1B	Deleted	--	Deleted
	IT Building 1C	4B + St. + Gr (Pt). + 1 st to 22 nd Floors.	--	IT Building 1C	Deleted	--	Deleted
	IT Building 2	5B + Gr./St. + 2P + 3 F&B + 4 to 28 Upper Floors (4 TH to 13 TH floor IT & 14 to 28-part IT/part Hotel)	119.9 m	IT Building 2	05 Basement + Ground floor / stilt + 1st & 2nd Podium floor + 3rd floor courtyard + 4th and 5th floors + 6th floor + 7th floor to 9th floor I.T offices. + 10th floor I.T office + 11th floor I.T office, + 12th	109.95 m.	Change in plans. construction not yet started

					floor I.T offices + 13 th to 26 floor part I.T. office & part Hotel		
	IT Building 3	St/Gr. + 1 st & 2 nd Parking floors + 3rd to 13th floors	53.60 m	IT Building 3	St/Gr. + 1 st & 2 nd Parking floors + 3rd to 13th floors	53.15 m	No change. OC received
	IT Building 4	Wing A, B & C comprising of 3 level Basements + Ground floor + part Mezzanine floor + 1 st to 3 rd Podium floors + 4 th to 16 th upper floors.	68.70 m	IT Building 4	Wing A, B & C comprising of 3 level Basements + Ground floor + part Mezzanine floor + 1 st to 3 rd Podium floors + 4 th to 16 th upper floors.	68.50 m	No change. OC received
	Hall No 8	1B + Gr. + 1 st pt. AHU level (pt)	17.95 m	Hall No 8	1B + Gr. + 1 st pt. AHU level (pt)	17.95 m	No change. OC received
	Exhibition Cum Convention Centre future planning	3 level Basement + Ground + 15th + 16th Part upper floor.	--	Exhibition Cum Convention Centre future planning	Deleted	--	Deleted as they were proposed for future planning
	Proposed Hotel Wing A	Stilt + 10 th upper + 11 th (part) upper floor	--	Proposed Hotel Wing A (future planning)	Deleted	--	
	Hotel wing B future planning	Stilt + 10 th upper + 11 th (part) upper floor	--	Hotel wing B future planning	Deleted	--	
	Hotel wing C future planning	Stilt + 10 th upper + 11 th (part) upper floor.	--	Hotel wing C future planning	Deleted	--	
	Hall 8 future planning	Basement + Ground + 2nd part floor	--	Hall 8 future planning	Deleted	--	
				Hall 1 and 2	Gr floor +1st & 2nd floors	17.85 m.	Newly proposed. Work not started

				Hall 7A	Ground	12.00 m	Newly proposed. Work not started
				MLCP	Basement (pt) +Gr to 21 st upper floor,	69.40 m	Newly proposed. Work not started
				IT 5	5B+Stilt + 15 th upper floor	50.00 m.	Newly proposed. Work not started
21	No. of Tenements			Offices, Exhibition halls, Hotel, Restaurants			
22	Total Population (Nos.)			IT2: 37591; IT3: 5353; IT4:11500; Hall 8: 13200; Hall 1, 2: 12000; Hall 7 A: 6000; MLCP: 900 Total: 86544 Nos			
23	Total Water Requirements CMD			Domestic: 2005 KLD; Flushing: 1646 KLD; RG water: 240 KLD; Total 3891 KLD			
24	Under Ground Tank (UGT) location			Below Ground, Basement			
25	Source of Water			MCGM, treated water from STP			
26	Sewage Generation CMD & % of sewage discharge in sewer line			3250 KLD (ZLD)			
27	STP Capacity & Technology			Total 3535 KLD (MBBR & MBR) (IT2: 2320 KLD, IT3: 300, IT4: 520 KLD, Hall 8: 100 KLD, Hall 7 A 95 KLD, Hall 1: 90 KLD, Hall 2: 90 KLD, MLCP 20 KLD)			
28	STP Location			Basement – IT3, IT4, Hall 8, MLCP Ground- Hall 1, 2, 7A			
29	Solid Waste Management during Construction Phase	Type	Quantity (Kg/d)		Treatment/ disposal		
		Dry waste	30 kg/day		Will be handed over to a recycler		
		Wet waste	20 kg/day		Will be processed in OWC		
		Construction waste	Topsoil	18000	Partly used for landscaping		
			Existing Structure to be Demolished	270000	5000 cum Salvageable material to be taken by the local recycler There will be transportation outside of the plot as per NOC, which will be obtained in due course.		
			Excavation Debris quantity	348805	Will reusing the approximately 48805 cum quantity in internal plot works & road development & for the remaining debris, NOC that will be obtained in due course.		
			Empty cement bags	449370	To be handed over to local recyclers		
			Steel	75	To be handed over to local recyclers		
			Aggregates	300	To be used as a layer for internal roads and building boundary walls.		
	Broken	18725	Waste tiles to be used as a china				

			Tiles		mosaic for terraces.
			Empty Paint Cans (20 litre/ can)	11235	To be handed over to a recycler
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity	Treatment/disposal	
		Dry waste	15145 kg/day	Will be handed over to a recycler	
		Wet waste	6491 kg/day	Composting by OWC- manure produced will be used at a site for landscaping	
		E-Waste	86 tons / year	Will be collected and sent to MPCB authorized recyclers.	
		STP Sludge (dry)	162 kg/day	Dry sewage sludge will be used as manure for gardening.	
31	R.G. Area in sq.m.	RG required 15% – 32919.9 sqm.			
		RG provided on Mother Earth– 33461.67 sq.m			
		Existing trees on the plot: 1837 Nos			
		Trees already Cut as per NOC: 480 nos. (141 nos already cut)			
		Trees transplanted as per NOC: 64 Nos. (44 nos already Transplanted			
		Nos of trees retained: 1293 Nos.			
		Nos of trees to be planted against cut: 9000 Nos.			
		Miyawaki proposed for 3350 sqm: 13400 nos. of trees, Sub trees, Canopy + 3350 nos. of shrubs			
		Trees Proposed in RG and open spaces: 699 nos.			
		Newly planted trees:35 Nos.			
		Total trees on plot after completion of project: 13400+ 699+1293=15392 nos (Native species shall be planted)			
		32	Power requirement	During operation phase:	
Source				TATA/ADANI	
Connected load (kW)				60661 kW	
Maximum Demand(kW)				29431KW	
33	Energy Efficiency	a) Total Energy saving (%): 27% b) Solar energy (%): 5% (2889kw)			
34	D.G. set Capacity	12 No 2000 KVA, 4 No. 1500 KVA, 1 No. 990 KVA & 1 No.400 KVA			
35	No. of 4-W & 2-W Parking with 25% EV	Proposed:- 4W: 9037 Nos & 2W:905 Nos; Transport vehicle: 12Nos. Auto 50 Nos., Taxi : 25 Nos. Bus 10, fire Engine 1 No. , Ambulance 1 No.			
36	No. & capacity of Rainwater harvesting tanks /Pits	RWH tanks is proposed which is having a total capacity of 1487cu.m (2 Days). + Rain water Harvesting pits			
37	Project Cost (Cr.)	Rs. 3651.73 Crores			
38	EMP Cost	Construction Phase (Rs. in lacs) –			
		Parameter	Description & Criteria	Capital Cost in lakhs Rs.	Recurring cost in Rs. Lakhs/year
		Water for dust suppression	During the construction phase, water will be required for sprinkling for suppression of dust and for construction	7.5 (3 nos of DS machine}	75

		purpose. Dust suppression machines + suppressant		
	Sensors based AQMS		8	0.5
	Shade net		50	0.2
	Wind breakers for storage areas	Barr cation for cement and goods storage areas	8	0.1
	Tyre washing stations	Pit and grills for vehicles	2	0.5
	CnD Waste chutes		5	0.1
	Noise Monitoring	noise on daily basis.	0.5	0.01
	Soil erosion control	Cleaning and maintaining the site.	0.8	0.1
	Water Monitoring	Ambient air, drinking water, noise and soil testing on monthly basis.	30	8.6
	6 monthly Environment compliance	Status report of every 6 month to MPCB, RO Nagpur	0	1.5
	Site Sanitation	Toilet facility provided to the labors & Mobile STP	0.5	1.0
	Gardening Set up	Landscape development during construction phase. Phase wise	60	10
	Disinfection – Pest Control	Cleaning and maintaining the site.	2	0.5
	First aid facilities	Maintaining the first aid box available at site.	2	0.1
	Health Check Up	Six monthly health checkup and doctor visit as per requirement	0	2
	Training and awareness	Monthly awareness program for firefighting and safety measures.	0	0.5
	Site barricading for Air and noise pollution	8 m height of site barricading	90	2
	Total		266.3	102.71
Operation Phase (Rs. in lacs) –				
Sr. No	Method Adopted	Set up cost (Rs in lakhs)	(Rs in lakhs/Yr)	
1	Sewage Treatment Plant	450	55	
	HVAC	50	5	
2	LFD Installation	70		
3	Rain Water Harvesting	89	5	
4	Energy Conservation	855	42	
5	Landscape Development	275	55	

	6	Solid Waste Management	80	17
	7	EV Charging Setup	1282	57
	8	Basement Ventilation	198	40
	9	Basement Dewatering	45	9
	10	Basement Air Cleaning	200	25.7
		Total	3594	310.7
	11	DMP	2163.03	115.04
		GRAND TOTAL (EMP cost + DMP cost)	5757.03	425.74
39	CER Details with justification if any....as per MoEF & CC circular dated 01/05/2018		CER will be as per OM DATED 30.9.2020 U/n F.No-22-65/2017.IA.III that supersedes earlier OM dated 1st May, 2018.	
40	Details of Court Cases/litigations w.r.t the project and project location, if any.		NA	

The comparative statement of Earlier EC and proposed changes as given by PP is as below:

S r.	Description	As per EC dtd. 21.07.2023	Proposed Amendment/Expansion				Remarks	
1	Total Plot Area	2,48,354.42 Sqm.	2,48,354.42 Sqm				No change	
2	FSI Area	13,52,021.41 Sqm.	5,58,796.93 Sqm..				Reduced due to change in planning.	
3	Non FSI Area	8,86,481.84 Sqm.	4,50,364.12 Sqm.				Reduced due to change in planning.	
4	Total Const. Area	22,38,503.25 Sqm.	10,09,161.05 Sqm.				Reduced due to change in planning.	
5	Ground coverage	133704.76 Sqm. (53%)	125920.50 Sqm. (50%)				Reduction in ground coverage.	
6	Project cost	Rs 2187 Cr.	Rs 3651.73 Cr.				Increase in project cost	
7	Landscape Details	34,120.98 sqm	33,461.67 Sqm.				RG Area decreased by 659.31 sqm.	
8	Building Configurations	Buildin g	Configura tion	Heig ht	Buildin g	Configura tion	Heig ht	Remark s
		IT Building 1A	4B + St. + Gr (Pt). + 1 st to 27 th Floors	--	IT Building 1A	Deleted	--	Deleted
		IT Building 1B	4B + St. + Gr (Pt). + 1 st to 27th Floors.	--	IT Building 1B	Deleted	--	Deleted
		IT	4B + St. +	--	IT	Deleted	--	Deleted

Building 1C	Gr (Pt). + 1 st to 22 nd Floors.		Buildin g 1C			
IT Building 2	5B + Gr./St. + 2P + 3 F&B + 4 to 28 Upper Floors (4 TH to 13 TH floor IT & 14 to 28-part IT/part Hotel)	119.9 m	IT Buildin g 2	05 Basement + Ground floor / stilt + 1st & 2nd Podium floor + 3rd floor courtyard + 4th and 5th floors + 6th floor + 7th floor to 9th floor I.T offices. + 10th floor I.T office + 11th floor I.T office, + 12th floor I.T offices + 13 th to 26 floor part I.T. office & part Hotel	109.9 5 m.	Change in plans. construc tion not yet started
IT Building 3	St/Gr. + 1 st & 2 nd Parking floors + 3rd to 13th floors	53.60 m	IT Buildin g 3	St/Gr. + 1 st & 2 nd Parking floors + 3rd to 13th floors	53.15 m	No change. OC received .
IT Building 4	Wing A, B & C comprising of 3 level Basements + Ground floor + part	68.70 m	IT Buildin g 4	Wing A, B & C comprising of 3 level Basements + Ground floor + part	68.50 m	

			Mezzanine floor + 1 st to 3 rd Podium floors + 4 th to 16 th upper floors.			Mezzanine floor + 1 st to 3 rd Podium floors + 4 th to 16 th upper floors.		
		Hall No 8	1B + Gr. + 1 st pt. AHU level (pt)	17.95 m		Hall No 8	1B + Gr. + 1 st pt. AHU level (pt)	17.95 m
		Exhibition Cum Convention Centre future planning	3 level Basement + Ground + 15th + 16th Part upper floor.	--		Exhibition Cum Convention Centre future planning	Deleted	--
		Proposed Hotel Wing A	Stilt + 10 th upper + 11 th (part) upper floor	--		Proposed Hotel Wing A	Deleted	--
		Hotel wing B future planning	Stilt + 10 th upper + 11 th (part) upper floor	--		Hotel wing B future planning	Deleted	--
		Hotel wing C future planning	Stilt + 10 th upper + 11 th (part) upper floor.	--		Hotel wing C future planning	Deleted	--
		Hall 8 future planning	Basement + Ground + 2nd part floor	--		Hall 8 future planning	Deleted	
						Hall 1 and 2	Gr floor + 1st & 2nd floors	17.85 m.
						Hall 7A	Ground	12.00 m
								Newly proposed. Work not started
								Newly proposed

								d. Work not started
					MLCP	Basement (pt) +Gr to 21 st upper floor	69.40 m.	Newly propose d. Work not started
					IT 5	5B+Stilt + 15 th upper floor	50.00 m.	Newly propose d. Work not started
9	Population	IT2: 26317; IT3: 5353; IT4:11500; Hall 8: 13200 Total: 56370	IT2: 37591; IT3: 5353; IT4:11500; Hall 8: 13200; Hall 1, 2: 12000; Hall 7 A: 6000; MLCP: 900 Total:86544	Increase in Total Population by 30174 nos.				
10	Total Water Requirement	3782 KLD	3891 KLD	Increase in total water requirement by 1167 KLD				
11	Waste Water	2247 KLD	3250 KLD	Increase in Waste water by 1003 KLD				
12	Capacity Of STP	Total capacity :2280 KLD (IT2: 1360 KLD, IT3: 300, IT4: 520 KLD, Hall 8: 100 KLD)	Total capacity :3535 KLD (IT2: 2320 KLD, IT3: 300, IT4: 520 KLD, Hall 8: 100 KLD, Hall 1-2: 90 KLD + 90 KLD, Hall 7A 95 KLD, MLCP, 20 KLD)	Total STP capacity increased by 1255 KLD				
13	Total Solid Waste	14,092.5 kg/ day	21,636 KG/DAY	Total Solid Waste increased by 7543.5 kg/day				
14	Energy	Maximum Demand:30551 KW Connected Load: 45403 KW	Maximum Demand: 29431 KW Connected Load: 60661 KW	Increase in energy requirements				

15	Parking Details	Total parking Proposed: 18,291 (IT2: 3474 Nos. & Hall 8: 513 Nos.)	Total 4 W: 9037 nos. & Total 2 W: 905 nos. (MLCP: 1967 cars + 2W- 529 Nos., Taxi- 25 Nos., Rickshaw-50 Nos., Buses-10 Nos., Transport-6Nos., Fire engine-1, Ambulance 1; Hall 7A: 4W- 319 Nos., 2W- 80 Nos., IT 2- 3318 Nos., Hall 1 & 2: 4W- 1249 Nos. Nos., 2W- 171, IT 3: 454 Nos. IT4: 1224 Nos. & Hall 8: 513 Nos.)	As per DCPR regulations
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3. PP has obtained earlier expansion in EC Identification vide Letter No. EC23B039MH115238 dated 21.07.2023 for total built-up area of 22,38503.25 m². Proposal has been considered by SEIAA in its 358th meeting held on 13th August, 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 CFO NOC for IT-5, HE remarks for IT-5, Revised C& D Waste NOC, Final SWM NOC, SWD NOC for IT-5, final Tree NOC for pending building, Civil Aviation for It-5 Building.
2. 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 the prevailing Hon'ble Supreme Court Order. PP to obtain all Mandatory NOCs from the Competent Authority required for the Proposed Project. The planning authority shall not grant an occupation certificate unless the PP obtain all NOCs.
3. PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of the requirements of EIA notification 2006, amended from time to time.
4. The underground suction tank shall be located to close as possible to the existing water main in municipal Road and the save shall not be in 1.5 m vicinity of drainage/ sewer line/Manhole/ Inspectoral chamber top of the undergo state tank shall be maintained as about 60 cm above adjacent ground/ floor level and minimum head clearance of 1.2 m shall be maintained for inspection and clean of tanks and also a clear minimum distance of 6m shall be maintain between STP+ UG tank.
5. PP to ensure to achieve the standard parameters of the treated sewage as per the order issued by the Hon'ble National Green Tribunal on 30.04.2019. PP also to ensure that, the water proposed to be used for construction activities (within or outside premises) /public gardens/road medians, etc. shall be strictly for non-potable purposes and after obtaining necessary permission from the competent authority.
6. All guidelines issued by the local planning authority, MPCB/CPCB, shall be followed to reduce /control air pollution due to the proposed activity by way of providing adequate barricading, foggers, and water sprinkling.
7. PP to complete the tree plantation within the site during the construction phase.
8. PP to comply with the provisions of Solid Waste Management Rules, 2026, Environment (Construction and Demolition) Waste Management Rules, 2025, E-Waste (Management)

Rules, 2022 and consequent Office Memorandums / Directions / Orders etc. issued by the competent authorities therein and by MoEF&CC as amended till date.

SEIAA Conditions-

1. PP has provided mandatory RG area of 32919.9 m² on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. This EC is excluding for IT-5 Building as PP had not obtained plan approval and CFO NOC from concern authority.
3. PP to register themselves as Bulk Waste Generator under Solid Waste Management Rules, 2026 on CPCB SWM portal before getting Occupancy.
4. 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.
5. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
6. Air Quality Index monitoring to be ensured. Dust suppression measures shall be implemented also considering height of the building. Additional measures to be ensured.
7. 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. Planning authority and MPCB to ensure the compliance of the same.
8. 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.
9. SEIAA decided to grant EC for FSI-4,91,095.56 m², Non FSI- 3,93,479.08 m², total BUA- 8,84,574.64 m². (Plan approval No- Approval No. P-7580/2021/(223A/1A And Other)/P/S Ward/GOREGAON-P/S/IOD/1/New dated 29.03.2025 for IT buildings; P-27434/2025/(223)/P/S Ward/GOREGAON-P/S/IOD/1/New dated 12.05.2026 for Hall buildings; P-27422/2025/(223)/P/S Ward/GOREGAON-P/S/IOD/1/New dated- 12.05.2026 for MLCP) (FSI, Non FSI and TBUA restricted 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
- 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. As per MoEF&CC OM Vide File No. Q-15012/2/2022-CPW-Part(1)/e-240741 dated January 14, 2025, Consent to Establishment from Concerned SPCB is not applicable and Environment safeguards from SPCB has been taken into consideration.
 - 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.
2. 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.
 3. 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.
 4. 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.
 5. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.
 6. 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.

7. 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. Commissioner, Municipal Corporation of Greater Mumbai (MCGM).
7. Regional Officer, Maharashtra Pollution Control Board, Mumbai.