

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/580315/2026
Environment & Climate Change
Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s Keymidtown Developers Pvt. Ltd.
CS no. 1/89, 2/89 of Salt Pan Division &
CS no. 2/12(pt.), 5 (Pt) and 12 (Pt) of Sion Division located
at GTB Nagar, Sion Koliwada, F/N Ward, Mumbai.

Subject : Environmental clearance for Proposed cluster redevelopment scheme (CDS) under Reg 33(9) for plot bearing CS no. 1/89, 2/89 of Salt Pan Division & CS no. 2/12 (pt.), 5 (pt.) and 12 (pt.) of Sion Division located at GTB Nagar, Sion Koliwada, F/N Ward by MHADB through a Construction and Development Agreement Appointment of Construction and Development Agency (C&DA) to M/s Keymidtown Developers Pvt. Ltd.

Reference : Application no. SIA/MH/INFRA2/580315/2026

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-III in its 291st meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 342nd meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 10th June, 2026.

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

Sr. No	Description	Details	
1	Proposal Number	SIA/MH/INFRA2/580315/2026	
2	Name of Project	Proposed Cluster Redevelopment Scheme (CDS) under Reg 33(9) for plot bearing CS no. 1/89, 2/89 of Salt Pan Division & CS no. 2/12(pt.), 5 (Pt) and 12 (Pt) of Sion Division located at GTB Nagar, Sion Koliwada, F/N Ward by MHADB through a Construction and Development Agency (C&DA) M/s Keymidtown Developers Pvt Ltd.	
3	Project category	8(b), B1	
4	Type of Institution	Private	
5	Project Proponent	Name	M/s. Keymidtown Developers Pvt Ltd.
6		Regd. Office	Natraj Building 702 Western Express

		address	Highway, Sir Mathuradas Vasanji Rd, Junction, Mumbai, Maharashtra 400069				
		Contact number	9820324571				
		e-mail	bhaveshmhatre@rustomjee.com				
	Consultant	Name: M/s. Enviro Analysts & Engineers Pvt. Ltd. NABET Accreditation No: NABET/EIA/2427/RA0355 Validity: 19.07.2027					
7	Applied for	Fresh EC (Brownfield)					
8	Location of the project	CS no. 1/89, 2/89 of Salt Pan Division & CS no. 2/12(pt.), 5 (Pt) and 12 (Pt) of Sion Division located at GTB Nagar, Sion Koliwada, F/N Ward.					
9	Latitude and Longitude	Latitude: 19° 2'4.33"N Longitude 72°51'53.24"E					
10	Plot Area (Sq.m.)	46,791.15					
11	Deductions (Sq.m.)	2,324.22					
12	Net Plot area (Sq.m.)	40,520.24					
13	Ground coverage (m ²) & %	12,993.64 Sqm (29%)					
14	FSI Area (Sq.m.)	395613.72					
15	Non-FSI (Sq.m.)	370601.8					
16	Proposed built-up area (FSI + Non-FSI) (Sq.m.)	766215.52					
17	TBUA (m2) approved by Planning Authority till date.	MHADA LOI received dated-11/05/2026					
18	Earlier EC details with Total Construction area, if any.	NA					
19	Construction completed as per earlier EC (FSI + Non FSI) (Sq.m.)	NA					
21	Previous EC / Existing Building		Proposed Configuration				Reason for Change
	Buildin g Name	Configuration	Height	Building Name	Configuration	Height	
	-	-	-	SubPlot A - Building 1 (A and Bwing)	4B+ground to 5th (Commercial) 6 &7Th Amenity Floor +8th to 42nd floor (Mhada) +43rd to 46th Upper Floor (Sale)	154.54 m	-
	-	-	-	SubPlot A - Building 2 (A and Bwing)	Wing A-4B +ground +1st Amenity +2nd and 3rd	125.00 m	-

					(Amenity/resi)+4th to 38 Upper Floor wing B - WWH		
-	-	-	SubPlot B -Tower A	4B + Ground + 3 Podium +E-Deck +4th to 45th upper Floor	154.54 m	-	
-	-	-	SubPlot B -Tower B	4B + Ground + 3 Podium +E-Deck +4th to 45th upper Floor	154.54 m	-	
-	-	-	SubPlot B -Tower C	4B + Ground + 3 Podium +E-Deck +4th to 36th upper Floor	127.64 m	-	
-	-	-	SubPlot B -Tower D	4B + Ground + 4 Podium +E-Deck +5h to 45th upper Floor	154.54 m	-	
-	-	-	SubPlot B -Tower E	4B + Ground + 4 Podium +E-Deck +5h to 36th upper Floor	127.64 m	-	
-	-	-	SubPlot B -Tower F	4B + Ground + 4 Podium +E-Deck +5h to 45th upper Floor	154.54 m	-	
-	-	-	SubPlot B -Tower G	4B + Ground +3 retail level + 4th to 31st Upper Floor	126.55 m	-	
-	-	-	SubPlot C -wings A,B and C	4B +ground +9 podium +10th e-deck +11th to 48 upper floor	146.40 m	-	
-	-	-	SubPlot C -Club House	G +1	12.55m	-	
22	No. of Tenements & Shops			Residential -3745 Nos. Comm-304 Nos.			
23	Total Population			Total-25705 Nos.			
24	Total Water Requirements CMD			- Domestic: 1992 KLD - Flushing: 1138 KLD			

		Landscape: 22 KLD Total: 3152 KLD + 8 KLD Swimming Pool			
25	Under Ground Tank (UGT) location	1 ST Basement			
26	Source of water	MCGM			
27	STP Capacity & Technology	3224 KLD (966KLD,736KLD,1523KLD) MBBR			
28	STP & ETP Location	1 ST Basement			
29	Sewage Generation CMD & % of sewage discharge in the sewer line	Sewage Generated: 2931 KLD Treated Sewage water: 2638 KLD 1103 KLD excess treated water i.e 35 % of Treated sewage will be discharged to municipal sewer line. excess treated water will be utilized in the nearby Garden			
30	Solid Waste Management during Construction Phase	Construction waste	Type	Quantity (Kg/D)	Treatment / disposal
			Dry waste	30 kg/day	Will be handed over to a recycler
			Wet waste	20 kg/day	Handed over to Municipal waste collector
			Top soil	2000 Cum	Will be used for landscaping
			Existing Structure to be Demolished	5000 Cum	1500 cum. Salvageable material to be taken by the slum dwellers. There will be transportation outside of the plot as per the NOC, which will be obtained in due course.
			Excavation Debris quantity	159700 Cum	Will reusing the approximately 20000 cum quantity in internal plot works & road development & for the remaining debris, NOC that will be obtained in due course.
			Empty cement bags	440370 nos.	To be handed over to local recyclers
			Steel	75 MT	To be handed over to local recyclers
			Aggregates	295 MT	To be used as a layer for internal roads and building boundary wall.

			Broken Tiles	18350 sqm.	Waste tiles to be used as china mosaic for terraces.
			Empty Paint Cans (20 litre/ can)	11010 nos.	To be handed over to recycler
31	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)	Treatment / disposal	
		Wet waste	6245Kg/Day	Composting by OWC - manure produced will be used at a site for landscaping,	
		Dry waste	4163 Kg/Day	Will be handed over to a recycler	
		E-Waste	16 Tonne per year	Will be collected and sent to MPCB authorized recyclers.	
		STP Sludge (dry)	147 kg/Day	Dry sewage sludge will be used as manure for gardening.	
32	R.G. Area in sq.m.	Total RG required: 4446.69 sq. m.			
		RG provided on Mother Earth: 4453.58 sq. m.			
		Additional RG provided on Podium-8708.45 Sqm			
		Existing trees on the plot: 45 nos.			
		Number of trees to be cut/transplanted: 36 nos			
		Number of trees to be Retained: 09 nos.			
		Trees to be planted in lieu of cut/transplanted trees as per Tree inventory –906 nos			
		The number of trees to be planted in RG Area: 555 nos.			
		In Miyawaki: Area- 450 sqm. 1800 Trees + 450 shrubs			
		Total No. of trees on plot after Development: 2364 nos (9nos of retain + 555nos to be planted along the plot boundary + 1800nos in Miyawaki + shrubs)			
	Power requirement	During Operation Phase:			
		Source: ADANI			
		Connected load (kW): 45298			
		Demand load (kW): 15518			
33	Energy Efficiency		Sub Plot 1	Sub Plot 2	Sub Plot 3
		a) Total Energy saving (%):	25	28	26
		b) Solar energy (%):	5.1	5.0	5.3
34	D.G. set capacity	1010 KVA x 2, 400 KVA x 2, 750 KVA x 1, 625 KVA x1, 320 KVA x 1, 125 KVA x1, 1010 KVA x 2, 750 KVA x 4			

35	No. of 4-W & 2-W Parking with 25% EV	4W – 4816No's 2W –963 No's. 25% EV provision
36	No. & capacity of Rainwater harvesting tanks /Pits	6 RWH tanks are proposed which is having a total capacity of 862 cu.m.
37	Project Cost in (Cr.)	Rs. 2600 Cr.
38	EMP Cost	Construction Phase: Capital cost: Rs.142.9 Lakhs, Recurring cost: Rs. 101.9 Lakhs Operation Phase: Capital costRs.7006 Lakhs, O & M. cost: Rs. 471 Lakhs
39	CER Details with justification if any....as per MoEF & CC circular dated 01/05/2018	It will be as per the OM dated 30th September 2020.
40	Details of Court Cases/litigations w.r.t the project and project location, if any.	NA

3. Proposal has been considered by SEIAA in its 342nd meeting held on 10th June, 2026 and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

SEAC Conditions-

1. PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions indicating all required RG area as per prevailing Hon'ble Supreme Court Order. PP to obtain all mandatory NOCs from the concerned planning authority and the planning authority shall not issue occupation certificate unless PP obtains the same.
2. PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of the requirements of EIA notification 2006, amended from time to time.
3. PP to obtain CFO NOC, Civil Aviation NOC, HE Remark, Tree NOC, Sewer NOC, SWM NOC, SWD NOC.
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 provide more two wheeler parking to avoid unauthorized parking on public roads.
6. PP to make agreement /MoU with the vendor for reuse/recycle of excess treated STP water.
7. PP and planning authority shall ensure that; the construction and demolition waste (C & D Waste) is collected and treated at designated place as per Construction and Demolition Management Rules, 2016 amended from time to time.

8. 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.
9. 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.
10. PP to complete compensatory tree plantation in lieu of tree cutting/transplantation before actual cutting/transplantation of trees on site. PP to complete the tree plantation within the site during the construction phase.
11. PP to dispose of all e-waste as per E-Waste Management Rules, 2016 and 2022, amended from time to time.

SEIAA Conditions-

1. PP has provided mandatory RG area of 4446.69 m² on mother earth. Local planning authority to ensure the compliance of the same.
2. This EC is restricted for 24 m height as CFO & Civil Aviation NOC not received.
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.
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5. Air Quality Index monitoring to be ensured. Dust suppression measures shall be implemented also considering height of the building. Additional measures to be ensured.
6. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
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 imp
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 after deliberation decided to grant EC for FSI area of 377069.02 m², Non FSI area of 370601.8 m² and total BUA of 747670.77 m² (Plan approval No. EE/BP/Cell/GM/MAHADA/567//2026) (FSI & 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.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
 5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.
 6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.
8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


Jayashree Bhoj (IAS)
(Member Secretary, SEIAA)

Copy to:

1. Chairman, SEIAA, Mumbai.
2. Secretary, MoEF & CC, IA- Division MOEF & CC
3. Member Secretary, Maharashtra Pollution Control Board, Mumbai.
4. Regional Office MoEF & CC, Nagpur
5. District Collector, Mumbai.
6. Commissioner, Brihanmumbai Municipal Corporation (BMC).
7. Regional Officer, Maharashtra Pollution Control Board, Mumbai.

