

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/61860/2021
 Environment & Climate
 Change Department
 Room No. 217, 2nd Floor,
 Mantralaya, Mumbai- 400032.
 Date: 13/09/2021

To
 M/s. Century Textile and Industries Ltd.
 (through its division Century Estates).
 Century Mills, C. S. No. 794 Lower Parel Division,
 G/S ward, Pandurang Budhkar Marg, Worli,
 Mumbai.

Subject : Environmental Clearance for Expansion & Modernization of Residential and Commercial Development at Century Mills, C. S. No. 794 of Lower Parel Division, G/S ward, Pandurang Budhkar Marg, Worli, Mumbai by M/s. Century Textile and Industries Ltd. (through its division Century Estates).

Reference : Application no. SIA/MH/MIS/61860/2021

This has reference to your communication on the above mentioned subject. The proposal was considered by the SEAC-2 in its 151st meeting under screening category 8 (b) as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 229th Part A meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

Sr. No.	Description	Project details
1.	Plot Area (sq.m.)	79843.36 Sq. mt.
2.	FSI Area (sq.m.)	164976.68 Sq. mt.
3.	Non FSI Area (sq.m.)	172706.92 Sq. mt.
4.	Proposed built-up area (FSI + Non FSI) (sq.m.)	337683.60 Sq. mt.
5.	Building Configuration	Building
		Configuration
		EC received : Constructed And Occupied Building
		Wing B (Centurion):
		2 Basements + Ground + 12 Floors
		EC received : Proposed expansion & amendment (Construction not started)
		Wing B (Centurion):
		Addition/ Alteration at Ground level

		Wing TA & TB (Residential):	3 Basements + Ground + 1 st to 5 th Podia (Parking/ Residential) + 6 th to 75 th Floors (Residential) each
		Wing TC:	3 Basements + Ground + 1 st to 7 th Floors
		Wing TD:	3 Basements + Ground + 1 st to 4 th floors
6.	No. of Tenements & Shops	Total Flats: 840 Nos. Offices, Restaurant, Retail, Club House for Society, Fitness Centre for Society	
7.	Total Population	10033 nos.	
8.	Total Water Requirements (CMD)	1113 KLD	
9.	Sewage generation (CMD)	854 KLD	
10.	STP capacity and Technology	<ul style="list-style-type: none"> • STP Capacity: 5 nos. of capacity 150 KL, 321 KL, 308 KL, 20 KL and 90 KL • Technology: Moving Bed Bio Reactor (MBBR) 	
11.	STP location	Ground and Basement level	
12.	Total Solid Waste Quantities	Non-biodegradable waste: 1611 Kg/day Biodegradable waste: 1074 Kg/day Total: 2685 Kg/day E waste: 229 kg/month	
13.	R.G. Area in sq. mt.	<ul style="list-style-type: none"> • Required RG: 14379 sq. mt. • Total Proposed RG: 18277 sq. mt. <ul style="list-style-type: none"> ○ RG provided on Ground (Mother Earth): 5028 sq.mt. ○ RG provide on ground (Paved): 8146 sq.mt. ○ RG provided on podium: 5103 sq.mt. 	
14.	Power requirement	During Operation Phase: Connected load (KW): 35566 KW Maximum demand (KW): 10489 KW	
15.	Energy Efficiency	Total Energy Saving: 22 % Energy saving with the help of Solar: 1%	
16.	DG set capacity	5 DG Sets of capacity 2000 kVA each 1 DG set of capacity 500 kVA	
17.	Parking 4W & 2W	4-Wheeler: 2264 Nos. 2-Wheeler: 53 Nos.	
18.	Rain water harvesting scheme	Provision of 5 numbers of RWH tanks of total capacity 1134 KL and 27 nos. of recharge pits	
19.	Project Cost in (Cr.)	Rs. 2373.91 Crores	
20.	EMP Cost	Construction Phase: Rs. 108.31 Lacs Operation Phase: Capital cost: Rs. 669.47 Lacs Operational and Maintenance cost: Rs. 81.21 Lacs/annum	
21.	CER Details with justification if any	--	

The comparative statement vis-à-vis earlier EC showing major particulars of project are as per below:

A. Comparative – Project proposal				
No.	Description	Details		Remarks
		As per EC received dt. 28 th April, 2014	Seeking Expansion & Amendment in EC	
		EC received: Constructed And Occupied Building		
	Building Nos. and Configuration	Wing B (Commercial): 2 Basement + Gr. + 13 floors	Wing B (Commercial): 2 Basement + Gr. + 12 floors	<ul style="list-style-type: none"> · Decrease in one floor · Proposed Addition/ Alteration at ground level · Construction of Addition/ Alteration part is not done
		EC received: Proposed expansion & amendment (Construction not started)		
		Wing A (IT & Commercial): 2 Basement + Gr. + 55 floors	Wing TA (Residential): 3 Basements + Ground + 1 st to 5 th Podia (Parking/ Residential) + 6 th to 75 th floor (Residential)	<ul style="list-style-type: none"> · Proposed amendment in user from commercial to residential and change in planning · Construction not started
		Wing C (IT & Commercial): 2 Basement + Gr. + 13 floors	Wing TB (Residential): 3 Basements + Ground + 1 st to 5 th Podia (Parking/ Residential) + 6 th to 75 th floor (Residential)	
		Wing (D) Commercial: 2 Basement + Gr. + 3 floors	Wing TC (Retail/ Restaurant/ Club house for Society office): 3 Basements + Ground + 1 st to 7 th Floors	
			Wing TD (Club House/ Fitness Centre for Society): 3 Basements + Ground + 1 st to 4 th floors Total Flats: 840 Nos.	
B. Comparative – Area statement				

1.	Total Plot Area (Sq.mt.)	75,471.36	79,843.36	Proposed to be increased by 4372 Sq. mt. as previously this portion of plot was reserved for workers dues. After settlements with workers, the said plot has been de-reserved and considered in total plot area. The fresh PR card to that effect has been obtained
2	Deduction (Sq. mt.)	14,286.43	22,325.52	Proposed to be increased by 8039.09 sq. mt.
3	Plot For MHADA	14,286.43	13,091.90	MHADA share adjusted by 1194.53 sq mt under IDS (Integrated Development scheme) as per Layout approval No EB/3086/GS/A dtd. 8 November 2019.
4	Plot for MCGM	--	9233.62	MCGM share added under IDS (Integrated Development scheme) as per Layout approval No EB/3086/GS/A dtd. 8 November 2019
5	Net Plot Area (Sq. mt.)	61,184.93	57,517.84	Proposed to be decreased by 3667.09 sq. mt. due to increase in deduction area
6	Permissible Built-up Area as per FSI [Including fungible area] (Sq. mt.)	1,61,198.45	1,91,959.36	Proposed to be increased by 30760.91 sq. mt. as now premium FSI, TDR & fungible area is added
7	Proposed Built-up Area as per FSI [Including fungible area] (Sq. mt.)	1,61,198.45	1,64,976.68	Proposed to be increased by 3778.23 sq. mt. as per proposed amendment user and planning
8	Built-Up Area as per Non FSI Area (Sq. mt.)	1,08,720.17	1,72,706.92	Proposed to be increased by 63986.75 sq. mt. as per proposed amendment in user and planning
9	Total Construction Built-up Area (Sq. mt.)	2,69,918.62	3,37,683.60	Proposed to be increased by 67764.98 sq. mt. as per proposed amendment in user and

				planning
10	Parking requirement (Nos.)	4 Wheeler: 2387 Nos. 2 Wheeler: Nil	4 Wheeler: 2183 Nos. 2 Wheeler: Nil Transport vehicle: 6 Nos.	Proposed decrease by 204 nos. of 4 wheelers as per proposed amendment in user and planning
11	Parking Spaces provision (Nos.)	4 Wheeler: 2701 Nos. 2 Wheeler: Nil	4 Wheeler: 2264 Nos. 2 Wheeler: 53 Nos. Transport vehicle: 6 Nos.	Proposed decrease by 437 nos. of 4 wheelers, as now provision is done as per requirement 53 nos. of 2 wheelers are proposed
C. Comparative – Environmental Parameters				
1.	Occupancy (Nos.)	19474 Nos.	10033 Nos.	Proposed to be decreased by 9441 nos. as per proposed amendment user and planning
2.	Total Water Requirement (KLD)	1504 KLD	1113 KLD	Proposed net reduction by 391 KLD as per proposed amendment in user and planning
3.	Sewage generation (KLD)	688 KLD	854 KLD	Proposed net increase in 166 KLD as per proposed amendment in user and planning
4.	Capacity of STP (KL)	Total 3 STPs: 150 KL, 450 KL and 140 KL	Total 5 STPs: 150 KL, 321 KL, 308 KL, 90 KL & 20 KL	Proposed Change in STP numbers and capacity to suit the proposed amendment in user and planning
5.	Solid waste Generation (Kg/day)	Biodegradable: 548 kg/day Non-Biodegradable: 1691 kg/day Total: 2239 kg/day	Biodegradable: 1074 kg/day Non-Biodegradable: 1611 kg/day Total: 2685 kg/day	Proposed to be increased by 446 kg/day as per proposed amendment in user and planning

3. The proposal has been considered by SEIAA in its 229th Part A meeting. SEIAA noted that, PP had received earlier EC vide letter No. SEAC-2010/C.R.415/ TC-2 , dated 24th November, 2010 for plot area of 75,471.34 Sq.Mtrs., total built up area of 2,84,839.24 Sq.Mtrs. & FSI area of 1,62,821.59 Sq.Mtrs. Then, PP had obtained amendment in earlier EC vide letter No. SEAC-2010/C.R.415/TC-2 , dated 28th April, 2014 for plot area of 75,471.34 Sq.Mtrs., total built up area of 2,69,918.62 Sq.Mtrs. & FSI area of 1,61,198.45 Sq.Mtrs. (Including fungible area 26,866.41Sq.Mtrs.). Now, due to increase in plot area, increase in total construction area and addition / alteration in constructed building (Wing B – Centurion), PP applied for expansion and amendment in earlier EC. Total built up area proposed now is 3,37,683.60 Sq. Mtrs. & FSI area of 1,64,976.68 Sq.Mtrs. SEIAA 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 & submit following NOCs & remarks as per latest amended plan:
a) Sewer Connection, b) SWD, c) SWM, d) HRC, e) CFO, f) Tree NOC, g) Civil Aviation NOC, h) CRZ (if required)
3. PP to increase energy saving due to renewable energy sources up to 5%.
4. PP to submit list of trees to be transplanted and its survival report. PP to revise tree list with native fruit bearing plants.
5. PP to provide more numbers of rain water harvesting tanks of adequate capacity for harvesting of rain water.
6. PP to provide Low Flow Devices (LFD) & Sensors as water conservation measures in operation phase; PP to provide portable STP for workers in construction phase & accordingly revise construction & operation phase EMP.
7. PP to provide minimum 25% of 4- wheeler and 2-wheeler parking's with electric charging facility.

B. SEIAA Conditions-

1. 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.
2. PP to provide grass pavers of suitable types & strength to increase the water permeable mother earth area up to 1/3rd of plot area as well as allow effective fire tender movement.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. 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.
5. SEIAA after deliberation decided to grant EC for – FSI- 164976.68m², Non-FSI- 172706.92m², Total BUA- 337683.60m². (Plan approval – EEBP/4102/GS/337/1/AMEND, dated- 24.02.2021).

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, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

- I. PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.
- II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
- III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
- IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
- V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
- VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
- VII. This environmental clearance is issued subject to obtaining NOC from Forestry &

Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.
6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended 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.


Manisha Patankar
(Member Secretary, SEIAA)

Copy to:

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