सत्यमेव जयते

File No: SIA/MH/INFRA2/480959/2024

Government of India

Ministry of Environment, Forest and Climate Change

(Issued by the State Environment Impact Assessment Authority(SEIAA), MAHARASHTRA)

***

Dated **08/04/2025**

To,

Shovir Parvez Irani
LUCEAT REALTORS PRIVATE LIMITED
702, Natraj, M.V. Road Junction, Western Express Highway, Andheri- East, Mumbai- 400069, Andheri, MUMBAI SUBURBAN, MAHARASHTRA, 400069
kaustubhvekhande@rustomjee.com

Subject: Grant of EC under the provision of the EIA Notification 2006-regarding.

Sir/Madam,

This is in reference to your application for Grant of EC under the provision of the EIA Notification 2006-regarding in respect of project Proposed Development of Residential Building on Plot Bearing CTS No. 279, 280, 280/1, 281A/1/1 (Pt.), 282A & 282C of Village Bhandup West, Mumbai by M/s. Luceat Realtors Pvt. Ltd. (Release of FSI) submitted to Ministry vide proposal number SIA/MH/INFRA2/480959/2024 dated 13/06/2024.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC24C3803MH5612324N
(ii) File No.	SIA/MH/INFRA2/480959/2024
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction
(vii) Name of Project	Proposed Development of Residential Building on Plot Bearing CTS No. 279, 280, 280/1, 281A/1/1 (Pt.), 282A & 282C of Village Bhandup West, Mumbai by M/s. Luceat Realtors Pvt. Ltd. (Release of FSI)
(viii) Name of Company/Organization	LUCEAT REALTORS PRIVATE LIMITED
(ix) Location of Project (District, State)	MUMBAI SUBURBAN, MAHARASHTRA
(x) Issuing Authority	SEIAA
(xii) Applicability of General Conditions	no
(xiii) Applicability of Specific Conditions	no

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A and B) were submitted to the Ministry for an appraisal by the State Environment Impact AssessmentAuthority(SEIAA) Appraisal Committee (SEIAA) in the Ministry under the provision of EIA notification 2006 and its subsequent amendments.

4. The above-mentioned proposal has been considered by State Environment Impact AssessmentAuthority(SEIAA) Appraisal Committee of SEIAA in the meeting held on 27/02/2025. The minutes of the meeting and all the Application and documents submitted [(viz. Form-1 Part A, Part B, Part C EIA, EMP)] are available on PARIVESH portal which can be accessed by scanning the QR Code above.

5. The brief about configuration of plant/equipment, products and byproducts and salient features of the project along with environment settings, 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).

6. The SEIAA, in its meeting held on 27/02/2025, based on information & clarifications provided by the project proponent and after detailed deliberations recommended the proposal for grant of EC under the provision of EIA Notification, 2006 and as amended thereof subject to stipulation of specific and general conditions as detailed in Annexure (2).

7. The SEIAA has examined the proposal in accordance with the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and after accepting the recommendations of the State Environment Impact AssessmentAuthority(SEIAA) Appraisal Committee hereby decided to grant EC for instant proposal of M/s. Shovir Parvez Irani under the provisions of EIA Notification, 2006 and as amended thereof.

8. The Ministry reserves the right to stipulate additional conditions, if found necessary.

9. The EC 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.

10. This issues with the approval of the Competent Authority.

Annexure 1

Specific EC Conditions for (Building / Construction)

1. Specific Condition

S. No	EC Conditions
1.1	In view of above discussion, SEAC-2 decided to release the balance area as requested by the PP as per approved plans/IOD etc. The other conditions mentioned in the minutes of 147th meeting of SEAC-2 will remain unchanged. .

Annexure 2

Details of Products & By-products

Name of the product /By-product	Product / By-product	Existing	Proposed	Total	Unit	Mode of Transport / Transmission
FSI Area	FSI Area	18681.89	1621.11	20303	sqmt.	NA
NON FSI Area	NON FSI Area	10007.65	394.35	10402	Sqmt.	NA

Name of the product /By-product	Product / By-product	Existing	Proposed	Total	Unit	Mode of Transport / Transmission
Total Construction Area	Total Construction Area	28689.54	2015.46	30705	Sqmt	NA

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/480959/2024
Environment & Climate Change
Department, Room No. 217,2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Luceat Realtors Pvt. Ltd
Village Bhandup West, Mumbai

Subject: Environment Clearance for Proposed Development of Residential Building on Plot Bearing CTS No. 279, 280, 280/1, 281A/1/1 (Pt.), 282A & 282C of Village Bhandup West, Mumbai by M/s. Luceat Realtors Pvt. Ltd. (Release of FSI)..

Ref: 1. Application no. SIA/MH/INFRA2/480959/2024.
2. Earlier EC No. SIA/MH/MIS/180614/2020 dated 05.08.2021.

This has reference to your communication on the above-mentioned subject. You have obtained Environment Clearance vide SIA/MH/MIS/180614/2020 dated 05.08.2021. Now, you have applied for release of hold back built-up area of earlier Environment Clearance dated 05.08.2021. Your Proposal was considered in 287th (Day-I) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 27th February, 2025 and SEIAA decided to grant release of balance area in Environment Clearance dated 05.08.2021 as below-

Particulars mentioned in earlier EC Para no. 3.	As mentioned in EC dated 5.08.2021	Corrigendum shall be read as
SEIAA specific condition no 4	SEIAA after deliberation decided to grant EC for – FSI-18,681.89 m2, Non-FSI-10,007.65 m2, Total BUA-28,689.54 m2. (Plan Approval No. CHE/ES/1674/S/337 (New) dated 22.01.2021.	SEIAA after deliberation decided to grant EC for FSI area of 20303 m2, Non FSI area of 10402 m2 and total BUA of 30705 m2. (Plan approval-CHE/ES/1674/S/337(New) dated 09.05.2024 (Restricted as per appraisal)

All the other terms and conditions mentioned in the EC letter dated 05.08.2021 shall remain the same.

Vinita Vaid-Singal

(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
7. Regional Officer, Maharashtra Pollution Control Board, Mumbai.

Signature Not Verified

Digitally Signed by : Smt Vinita Vaid Singal IAS
Member Secretary, SEIAA

Date: 08/04/2025