



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

To,

The Head "Liaison

TEN X REALTY LIMITED

Raymond Realty Head Office, The Mill, Experience Centre, Ground Floor,
 Jekegram, Pokharan Road No. 1, Thane -400606

Subject: Grant of Environmental Clearance (EC) to the proposed Project Activity
 under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC)
 in respect of project submitted to the SEIAA vide proposal number
 SIA/MH/INFRA2/443966/2023 dated 12 Sep 2023. The particulars of the
 environmental clearance granted to the project are as below.

- | | |
|---|--|
| 1. EC Identification No. | EC24B039MH198657 |
| 2. File No. | SIA/MH/INFRA2/443966/2023 |
| 3. Project Type | New |
| 4. Category | B |
| 5. Project/Activity including
Schedule No. | 8(b) Townships and Area Development
projects. |
| 6. Name of Project | Application for EC for the Redevelopment
of existing MHADA Bldgs. No. 1 to 11 &
16 at S. Nos. 418A, 418B, 418 /1 to 723,
446, 670, 671, 672, 674 of village Bandra
(E), Nirmal Nagar, Mumbai 400051 by
M/s. TEN X REALTY LIMITED. |
| 7. Name of Company/Organization | TEN X REALTY LIMITED |
| 8. Location of Project | MAHARASHTRA |
| 9. TOR Date | N/A |

The project details along with terms and conditions are appended herewith from page
 no 2 onwards.

Date: 02/02/2024

(e-signed)
Pravin C. Darade , I.A.S.
Member Secretary
SEIAA - (MAHARASHTRA)

*Note: A valid environmental clearance shall be one that has EC identification
 number & E-Sign generated from PARIVESH. Please quote identification
 number in all future correspondence.*

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/443966/2023
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. TEN X REALTY LIMITED,
S. Nos. 418A, 418B, 418 /1 to 723,
446, 670, 671, 672, 674 village Bandra (E),
Nirmal Nagar, Mumbai.

**Subject : Environment Clearance for Proposed Redevelopment of existing
MHADA Bldgs. No. 1 to 11 & 16 at S. Nos. 418A, 418B, 418 /1 to 723,
446, 670, 671, 672, 674 of village Bandra (E), Nirmal Nagar, Mumbai
by M/s. TEN X REALTY LIMITED.**

Reference : Application no. SIA/MH/INFRA2/443966/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 216th meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 271st (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 23rd November, 2023.

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

Sr. No.	Description	Details	
1	Proposal No.	SIA/MH/INFRA2/443966/2023	
2	Name of Project	Application for EC for the Redevelopment of existing MHADA Bldgs. No. 1 to 11 & 16 at S. Nos. 418A, 418B, 418 /1 to 723, 446, 670, 671, 672, 674 of village Bandra (East), Nirmal Nagar, Mumbai 400051 by M/s. TEN X REALTY LIMITED AND M/s. CRD REALTORS PVT LTD.	
3	Project category	8 (b) category	
4	Type of Institution	Private	
5	Project Proponent	Name	Mr. Sandeep Maheshwari
		Regd. Office address	Realty Division, Ground Floor, JKFT Building, Pokhran Road No. 1, Jekegram, Thane 400606
		Contact number	022-61523705
		E-mail	sandeep.maheshwari@raymond.in

Sr. No.	Description	Details					
6	Consultant details	Mahabal Enviro Engineers Pvt. Ltd. Accredited by NABET vide No. QCI/NABET/EIA/ACO/17/00427					
7	Applied for	New Project					
8	Location of the project	S. Nos. 418 A, 418 B, 418 /1 to 723, 446, 670, 671, 672, 674 of village Bandra (East), Nirmal Nagar, Mumbai 400051					
9	Latitude and Longitude	Latitude: 19° 3'57.80"N Longitude: 72°50'43.43"E					
10	Plot area (sq.m.)	13,698.14 m ²					
11	Deductions (sq.m.)	Nil					
12	Net Plot area (sq.m.)	13,698.14 m ²					
13	Ground coverage (m ²) & %	Ground coverage (m ²): 5,405.57 m ² and Ground Coverage (%): 39.46%					
14	FSI Area (sq.m.)	1,00,777.85 m ²					
15	Non-FSI (sq.m.)	58,434.03 m ²					
16	Proposed built-up area (FSI + Non FSI) (sq.m.)	1,59,211.88 m ²					
17	TBUA (m ²) approved by Planning Authority till date	Plan submitted for approval to BMC					
18	Earlier EC details with Total Construction area, if any.	Not Applicable (Fresh Proposal)					
19	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)	No work started					
20	Previous EC / Existing Building		Proposed Configuration			Reason for Modification / Change	
	Bldg. Name	Config.	Height (m)	Bldg. Name	Config.		Height (m)
	-	-	-	Residential Bldgs.			-
	-	-	-	Rehab (Tower A to C)	2B+G+1 st to 23 rd floors	69.90	
	-	-	-	Sale (Tower 1 to 6)	3B+G+1 st to 23 rd floors	69.90	
	-	-	-	Sale (Tower 7 & 8)	3B+G+1 st to 20 th floors	61.20	

Sr. No.	Description	Details		
21	No. of Tenements & Shops	Residential Flats: 1,310 Nos. (Rehab: 552 Nos. + Sale: 758 Nos.) Shops: 25 Nos. (Rehab: 10 Nos. + Sale: 15 Nos.)		
22	Total Population	6,829 Nos.		
23	Total Water Requirements CMD	920 KLD		
24	Under Ground Tank (UGT) location	1 st & 2 nd Basement		
25	Source of water	BMC		
26	STP Capacity & Technology	3 STP's of total 985 KLD capacity with MBBR technology		
27	STP Location	1 st & 2 nd Basement		
28	Sewage Generation CMD & % of sewage discharge in sewer line	Sewage generation: 854 KLD Disposal in Municipal sewer: 58%		
29	Solid Waste Management during Construction Phase	Type	Quantity (Kg/d)	Treatment / disposal
		Dry waste	40	Local body
		Wet waste	60	Local body
		Construction waste (m ³)	5,510	As per Construction and Demolition Waste Management Rules 2016
		Demolition Waste (Brass)	2,350	
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)	Treatment / disposal
		Dry waste	1,357	Handed over to Local Body
		Wet waste	2,035	Mechanical composting machines of 2,100 kg/day
		E-Waste (Ton/year)	15.0	Authorized vendors
		STP Sludge (dry)	9.0	STP sludge will be composted
31	R.G. Area in sq.m.	RG required: 1,844.88 m ² (As per MHADA NOC dated. 02.06.2023)		
		RG provided on Mother earth: 1,853.20 m ²		
		Existing trees on plot: 178 Nos. • Number of trees to be cut: 30 Nos. • Number of trees to be transplanted: 27 Nos. • Number of trees to be retained: 121 Nos.		

Sr. No.	Description	Details						
		Number of trees to be planted: a) In RG & Plot boundary: 120 Nos. b) In Miyawaki Plantation (with area): 285 Nos. (95 m ²) Total Trees on plot: 553 Nos. (Including retained + transplanted + new plantation + Miyawaki)						
32	Power requirement	During Operation Phase: <table><tr><td>Details:</td><td>ADANI</td></tr><tr><td>Connected load (kW)</td><td>11.55 MW</td></tr><tr><td>Demand load (kW)</td><td>6.2 MW</td></tr></table>	Details:	ADANI	Connected load (kW)	11.55 MW	Demand load (kW)	6.2 MW
Details:	ADANI							
Connected load (kW)	11.55 MW							
Demand load (kW)	6.2 MW							
33	Energy Efficiency	a) Total Energy saving (%): 15% b) Solar energy (%): 5.0% (Solar PV panels of 305 kW will be installed (Total 555 panels each of 550 Wp)						
34	D.G. set capacity	2 x 1,000 (Sale) & 1 x 625 KVA (Rehab)						
35	No. of 4-W & 2-W Parking with 25% EV	4-W: 1,414 & 2-W: 263 Nos. (EV charging points: 25%)						
36	No. & capacity of Rain water harvesting tanks /Pits	3 RWH tanks with 225 KL total capacity						
37	Project Cost in (Cr.)	Rs. 610/- Cr						
38	EMP Cost	a) During Construction Phase: Rs. 90 lakh/year b) During Operation Phase: Capital Cost: Rs. 1,600 Lakh and O&M: Rs. 150 Lakh/yr (Including DMP cost)						
39	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	Not Applicable (As per MoEF&CC OM F. No. 22-65/2017-IA.III dt. 25.02.2021)						
40	Details of Court Cases/litigations w.r.t the project and project location, if any.	No court case is pending against the project.						

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 271st (Day-1) meeting held on 23rd November, 2023. and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to obtain 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 and showing all required RG area on mother earth

as per Hon'ble Supreme Court order.

2. PP to obtain following NOCs/remarks:
a) Water Supply; b) Sewer connection NOC; c) SWD remarks/NOC; d) Tree NOC; e) SWM/C& D NOC; f) Civil Aviation NOC.
3. PP to submit undertaking and architect certificate mentioning that the required/mandatory RG in the plot is provided on mother earth as per the Hon'ble Supreme Court order.
4. PP to revise RG area calculations with nomenclature of the RG areas in the project.
5. PP to make compensatory tree plantation as per Tree Act and Tree NOC; PP to identify land patches/areas for offsite tree plantation; PP to explore more Miyawaki plantation on the project site to accommodate compensatory plantation.
6. PP to reduce discharge of treated water up to 35%; PP to submit undertaking from concerned authority/agency/third party regarding use of excess treated water.
7. PP to interchange location of pump room and rainwater harvesting tank to maintain adequate distance between STP & Rain Water harvesting Tanks.
8. PP to relocate flushing tank near to STP of Rehab building and re-locate parking proposed near STP of rehab building.
9. PP to submit undertaking that they follow guidelines of dust mitigation issued by planning authority.

B. SEIAA Conditions-

1. PP has provided mandatory RG area of 1844.85 m² on mother earth without any construction i.e. excluding services etc. Local planning authority to ensure the compliance of the same.
2. This EC is restricted up to 66.52 m height only as per Civil Aviation NOC.
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.
4. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
5. 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.
6. SEIAA after deliberation decided to grant EC for-FSI-1,00,471.47 m², Non FSI-58,434.03 m², total BUA-1,58,905.5 m². (Plan approval No-MH/EE/(B.P.)/GM/MHADA-ET 341/2023 dated-30.10.2023) (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. 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 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.



Pravin Darade

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



File No: SIA/MH/INFRA2/524665/2025

Government of India

Ministry of Environment, Forest and Climate Change

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



Date 15/07/2025



To,

Shri Prashant Rathod
TEN X REALTY LIMITED
Raymond Realty Head Office, The Mill, Experience Centre, Ground Floor, Jekegram, Pokharan Road
No. 1, Thane

Subject: Grant of Corrigendum of Environmental Clearance (EC) to the proposed Project -regarding.

Sir/Madam,

This is in reference to your application for Corrigendum to EC submitted to Ministry vide proposal number SIA/MH/INFRA2/524665/2025 dated 18/02/2025.

2. The particulars of clearance granted against which the corrigendum is sought are as under:

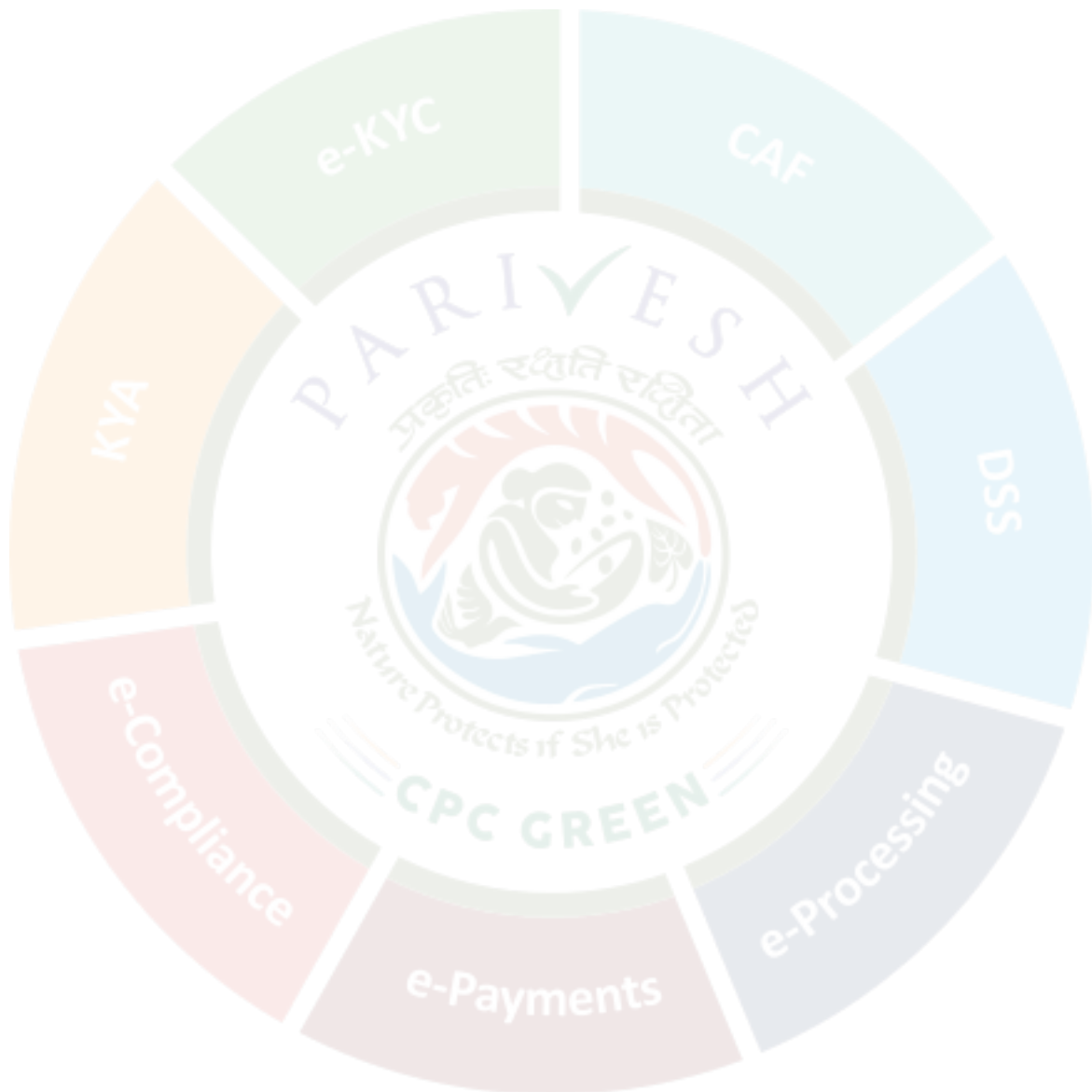
(i) Unique Identification No.	EC23B3813MH5592365N
(ii) File No.	SIA/MH/INFRA2/524665/2025
(iii) Clearance Type	Application of corrigendum- EC
(iv) Category	B1
(v) Project/Activity Included Schedule No.	8(b) Townships/ Area Development Projects / Rehabilitation Centres
(vii) Name of Project	Application for EC for the Redevelopment of existing MHADA Bldgs. No. 1 to 11 & 16 at S. Nos. 418A, 418B, 418 /1 to 723, 446, 670, 671, 672, 674 of village Bandra (E), Nirmal Nagar, Mumbai 400051 by M/s. TEN X REALTY LIMITED.
(viii) Name of Company/Organization	TEN X REALTY LIMITED
(ix) Location of Project (District, State)	MAHARASHTRA
(x) Issuing Authority	MOEF&CC

3. Details of corrigendum sought vide aforesaid application are as under:

Sr.No	Description as per approved clearance	Corrigendum sought
1	As per Specific SEIAA condition	no. We are pleased to inform you that we have now obtained the

"This EC is restricted up to 66.52 m Civil Aviation NOC for heights up to 81.60 m above mean height only as per Civil Aviation NOC." sea level (ASML).

4. The Ministry of Environment, Forest and Climate Change has examined the request submitted to Ministry for the aforementioned factual correction. Based on the detailed deliberation, Ministry hereby accords corrigendum to EC issued vide dated 18/02/2025 subject to compliance of Terms and conditions stipulated in aforesaid letter.



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/524665/2025
Environment & Climate Change
Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.
Date:

To
M/s. TEN X REALTY LIMITED,
S. Nos. 418A, 418B, 418 /1 to 723, 446, 670, 671, 672, 674,
village Bandra (E), Nirmal Nagar, Mumbai 400051.

Subject : Corrigendum in Environmental Clearance for the Redevelopment of
existing MHADA Bldgs. No. 1 to 11 & 16 at S. Nos. 418A, 418B, 418 /1
to 723, 446, 670, 671, 672, 674 of village Bandra (E), Nirmal Nagar,
Mumbai 400051 by M/s. TEN X REALTY LIMITED

Reference : 1. Application no. SIA/MH/INFRA2/524665/2025
2. Earlier EC SIA/MH/INFRA2/443966/2023 dated 02.02.2023

This has reference to your communication on the above-mentioned subject. You have obtained Environment Clearance vide SIA/MH/INFRA2/443966/2023 dated 02.02.2023 in which height of building was restricted up to 66.52 meters as per Civil Aviation NOC obtained by the PP. Now, you have applied for corrigendum in Environment Clearance dated 02.02.2023 as you have obtained revised civil aviation NOC. Your Proposal was considered in 294th (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 28th May, 2025 and SEIAA decided to grant corrigendum in Environment Clearance dated 02.02.2023 by modifying SEIAA specific condition no 2 as below-

Particulars as per EC dated 02.02.2023	Details	Corrigendum shall be read as
SEIAA Specific Condition no 2	This EC is restricted up to 66.52 m height only as per Civil Aviation NOC.	This EC is restricted up to 66.52 m height only as per Civil Aviation NOC.

All the other terms and conditions mentioned in the EC dated 02.02.2023 shall remain the same.


Jayashree Bhoj
(Member Secretary, SEIAA)