



File No: SIA/MH/INFRA2/490724/2024
Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment
Authority(SEIAA), MAHARASHTRA)



Dated 13/09/2025



To,

Mr. Cyrus Mody
Simba Properties LLP
Noshirwan Mansion, Henry Road, Colaba, Mumbai 400001 , Colaba, MUMBAI, MAHARASHTRA,
Colaba, 400001
cyrus.mody@viceroyproperties.in

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 Amendment of Environment Clearance for Residential cum Commercial building including MRM & Municipal School on Plot Bearing C.T.S. No.- 809a/1/1/6, 809a/1/1/7, 809a/1/1/8, 809a/1/1/9 & 809a/1/1/10 Of Village- Poisar, Mumbai Suburban District Situated at Thakur Village Road, Kandivali (E), In R/South Ward. by M/s. Simba Properties LLP. submitted to Ministry vide proposal number SIA/MH/INFRA2/490724/2024 dated 31/01/2025.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC24C3803MH5735050N
(ii) File No.	SIA/MH/INFRA2/490724/2024
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction Proposed Amendment of Environment Clearance for Residential cum Commercial building including MRM & Municipal School on Plot Bearing C.T.S. No.- 809a/1/1/6, 809a/1/1/7, 809a/1/1/8, 809a/1/1/9 & 809a/1/1/10 Of Village- Poisar, Mumbai Suburban District Situated at Thakur Village Road, Kandivali (E), In R/South Ward. by M/s. Simba Properties LLP.
(vii) Name of Project	Simba Properties LLP
(viii) Name of Company/Organization	MUMBAI SUBURBAN, MAHARASHTRA
(ix) Location of Project (District, State)	SEIAA
(x) Issuing Authority	

(xi) Applicability of General Conditions	no
(xii) Applicability of Specific Conditions	no

Plot/Survey Khasra Nos.:

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 Assessment Authority(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 Assessment Authority(SEIAA) Appraisal Committee of SEIAA in the meeting held on 25/08/2025. 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 25/08/2025, 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 Assessment Authority(SEIAA) Appraisal Committee hereby decided to grant EC for instant proposal of M/s. Mr. Cyrus Mody 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

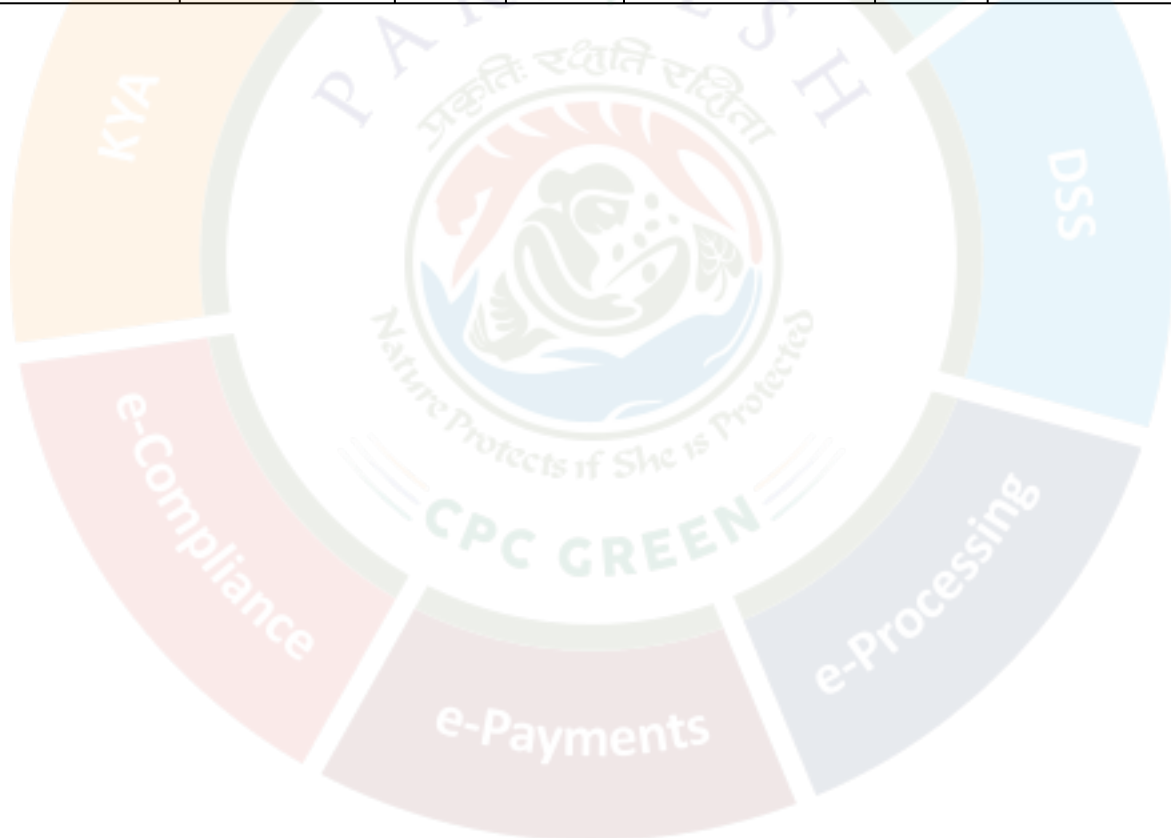
S. No	EC Conditions
1.1	After detailed deliberations with the PP and their accredited consultant, SEAC-2 decided to recommend the proposal for increased height of 139.95 meters as per HRC NOC obtained by the PP on 15.12.2023. <u>The other conditions stipulated in earlier SEAC-2 minutes and ECs will remain unchanged.</u> The project was considered for appraisal on 24th February 2025 and minutes of the meeting have been recorded as above. From the website of Hon'ble Supreme Court in Writ Petition (Civil) and the news item appearing in various newspapers on 25.02.2025, the MoEF&CC Notification dated 29.01.2025 has been stayed and Status Quo has directed to be maintained. Considering this. The minutes of the meeting are forwarded to the Hon'ble SEIAA, Subject to orders in the above pending

S. No	EC Conditions
	matter before Hon'ble Supreme Court or clarification as may be issued from time to time.

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	41335.12	112.56	41447.68	Sq.m	Road
Non – FSI Area	Non – FSI Area	54115.91	-112.56	54003.350000000006	Sq.m	Road
Total Construction Area	Total Construction Area	95451.03	0	95451.03	Sq.m	Road
Building no 1	Building no 1	3	0	3	No. of wings	Road
Building no 2	Building no 2	2	0	2	No. of wings	Road



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/490724/2024
Environment & Climate Change
Department Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Simba Properties LLP.
Village- Poisar, Mumbai Suburban District Situated
at Thakur Village Road, R/South Ward,
Kandivali (E), Mumbai.

Subject: Amendment of Environment Clearance for Residential cum Commercial building including MRM & Municipal School on Plot Bearing C.T.S. No.- 809a/1/1/6, 809a/1/1/7, 809a/1/1/8, 809a/1/1/9 & 809a/1/1/10 Of Village- Poisar, Mumbai Suburban District Situated at Thakur Village Road, Kandivali (E), In R/South Ward. by M/s. Simba Properties LLP

Reference: 1. Application no. SIA/MH/INFRA2/490724/2024
2. Earlier EC No. SIA/MH/MIS/288907/2022 dated 11.04.2023.

This has reference to your communication on the above-mentioned subject. You have obtained Environment Clearance vide SIA/MH/MIS/288907/2022 dated 11.04.2023. Now, you have applied for amendment in earlier Environment Clearance dated 11.04.2023. Your Proposal was considered in 303rd meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 25th August, 2025 and SEIAA decided to grant amendment in Environment Clearance dated 11.04.2023. The amendment of proposal is as below-

The proposal was initially considered by SEIAA in its 257th meeting and decided to grant EC with restricting to the height of 120 meters as PP was not obtained HRC NCO. Now PP submitted HRC NOC vide No. CHE/HRB-983/DPWS dated 15.12.2023 for height of 139.95 m. After deliberation SEIAA decided to release of height as per received HRC NOC dated 15.12.2023. subject to all other terms and condition mentioned in earlier EC dated 11.04.2023 shall remain same


Jayashree Bhoj (IAS)
(Member Secretary, SEIAA)