



File No: SIA/MH/INFRA2/586064/2026

State Environment Impact Assessment Authority (SEIAA), Maharashtra

(Constituted as per the provision of EIA Notification, 2006, as amended by the Ministry of Environment, Forest and Climate Change, Government of India)



Dated 07/09/2026

To,

PRAVIN NIMJE
EXECUTIVE ENGINEER & SENIOR MANAGER (C), CENTRAL PUBLIC WORKS
DEPARTMENT, ON BEHALF OF CUSTOMS DEPARTMENT, GOVERNMENT OF INDIA,
MUMBAI
3rd Floor, 'B' Wing, Kendriya Sadan, Antop Hill. , MUMBAI, MAHARASHTRA, , 400037
mumee2-wpz@cpwd.gov.in

Subject: Amendment in Environmental Clearance (EC) dated 21/07/2026 granted to the project under the provision of the EIA Notification 2006 and as amended thereof-regarding.

Sir/Madam,

This is in reference to your application submitted to SEIAA vide proposal number SIA/MH/INFRA2/586064/2026 dated 21/07/2026 for grant of an amendment in prior Environmental Clearance (EC) to the project under the provision of the EIA Notification 2006-and as amended thereof.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC26B3812MH5716701A
(ii) File No.	SIA/MH/INFRA2/586064/2026
(iii) Clearance Type	Amendment in EC
(iv) Category	B1
(v) Schedule No./ Project Activity	8(b) Townships/ Area Development Projects / Rehabilitation Centres Amendment in EC of proposed Residential Cum Commercial Project – CUSTOM ENCLAVE at C.S No. 146, Salt Pan Division, F/N Ward, Wadala, Mumbai by EXECUTIVE ENGINEER & SENIOR MANAGER (C), CENTRAL PUBLIC WORKS DEPARTMENT, ON BEHALF OF CUSTOMS DEPARTMENT, GOVERNMENT OF INDIA, MUMBAI
(vii) Name of Project	MUMBAI, MAHARASHTRA
(viii) Location of Project (District, State)	SEIAA
(ix) Issuing Authority	

(x) EC Date	07/09/2026
(xi) Applicability of General Conditions	NO
(xii) Status of implementation of the project	

Plot/Survey Khasra Nos.: C.S No. 146

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A, B and C) were submitted to the SEIAA for an appraisal by the State Environment Impact Assessment Authority (SEIAA) Appraisal Committee SEIAA 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 (SEIAA) in the meeting held on 01/09/2026. The minutes of the meeting and all the project documents are available on PARIVESH portal which can be accessed from the PARIVESH portal by scanning the QR Code above.
5. The brief about the reasons for an amendment requested along with comparison table illustrating the details of amendments are annexed to this letter as **Annexure (1)**.
6. The SEIAA, in its meeting held on [meeting held on], based on information & clarifications provided by the project proponent and after detailed deliberations recommended the proposal for grant of amendment in Environment Clearance under the provision of EIA Notification, 2006 and as amended thereof.
7. The SEIAA has examined the proposal in accordance with the extant provisions of the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and based on the recommendations of the State Environment Impact Assessment Authority (SEIAA) Appraisal Committee hereby accords amendment in Environment Clearance dated 21/07/2026 for the instant proposal to M/s. EXECUTIVE ENGINEER & SENIOR MANAGER (C), CENTRAL PUBLIC WORKS DEPARTMENT, ON BEHALF OF CUSTOMS DEPARTMENT, GOVERNMENT OF INDIA, MUMBAI under the provisions of EIA Notification, 2006 and as amended thereof subject to compliance of EC conditions, general instructions issued vide EC letter dated and EC identification number EC26B3812MH5716701A and following additional specific conditions as mentioned below:
8. This issues with the approval of the Competent Authority

Copy To

1. The Deputy Director General, Regional Office, Deputy Director General Of Forests (C) Ministry Of Environment Forest And Climate Change Integrated Regional Office Ground Floor East Wing New Secretariat Building Civil Lines Nagpur-440001., N/A, N/A, apcccentral-ngp-mef@gov.in
2. The Member Secretary, SPCB/PCC, Kalptaru Point 2nd - 4th Floor Opp. Cine Planet Sion Circle Sion (E), Mumbai, Maharashtra, mpcbparivesh@mpcb.gov.in

Annexure 1

Specific EC Conditions for (Townships/ Area Development Projects / Rehabilitation Centres)

1. Specific Environment Conditions

S. No	EC Conditions	
1.1	<u>During the discussion following points emerged:</u>	
	No.	Conditions
	1.	The current application under consideration is limited within the TBUA mentioned in the

S. No	EC Conditions
	application of previous EC dt. 06.06.2023 (i.e. 2,09,917.94 m2), for release of TBUA pursuant to revised permissible height of Wing A to the extent of 146.29 m as per permission received vide SNCR/WEST/B/070324/1100374 dated 07.08.2024. 2. PP to obtain Certified Compliance Report from RO, MoEFCC, Nagpur. 3. 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 as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra, showing all required RG area as per the prevailing Hon'ble Supreme Court Order. PP to obtain all Mandatory NOCs from the Competent Authority required for the Proposed Project. The planning authority shall not grant an occupation certificate unless the PP obtain all NOCs. 4. 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. 5. 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. 6. 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. 7. 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. 8. PP to complete the tree plantation within the site during the construction phase. 9. PP to comply with the provisions of Solid Waste Management Rules, 2026, Environment (Construction and Demolition) Waste Management Rules, 2025, E-Waste (Management) Rules, 2022 and consequent Office Memorandums / Directions / Orders etc. issued by the competent authorities therein and by MoEF&CC as amended till date Decision: - In view of above discussion, SEAC-2 decided to recommend the proposal to the SEIAA for the grant of amendment to Environmental Clearance subject to compliance of above points and as agreed by the PP during deliberations.

Annexure 2

Amendment Logs

Description	Reference	Existing	Proposed / Amendment	Reason
NA	NA	NA	NA	NA

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/586064/2026
Environment & Climate Change
Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To,
Executive Engineer & Senior Manager (C),
Central Public Works Department,
On Behalf Of Customs Department,
C.S No. 146, Salt Pan Division,
F/N Ward, Wadala, Mumbai.

Subject : Environmental Clearance for Amendment in proposed Residential Cum Commercial Project – CUSTOM ENCLAVE at C.S No. 146, Salt Pan Division, F/N Ward, Wadala, Mumbai by Executive Engineer & Senior Manager (C), Central Public Works Department, On Behalf of Customs Department, Government of India, Mumbai.

Reference: Application no. SIA/MH/INFRA2/586064/2026

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-II in its 305th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 361st meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 31st August, 2026.

2. PP had earlier applied for EC on 05.03.2022 for a total plot area of 2,26,013.49 sq.m, in two phases – Phase 1 (proposed, total plot area 93,529.86 sq.m) and Phase 2 (for future development, total plot area 1,32,483.63 sq.m) – with a total construction area of 2,09,917.94 sq.m (FSI area: 1,44,271.37 sq.m & non-FSI area: 65,646.57 sq.m) and a height of 108.55 m for Wing A. The EC was restricted vide Letter No. EC23B039MH151437 dated 06.06.2023, for a total construction area of 1,55,853.90 m² (FSI area: 1,12,558.93 m² & non-FSI area of 43,294.97 m²), as per approval no. P-9390/2021/(146)/F/NORTH/SALTPAN/IOD1/NEW dated 21.04.2023 and P-9391/2021/(146)/F/North/SaltPan dated 16.05.2023.
3. PP has now obtained a revised Civil Aviation NOC and IOD, as summarized in the table below:

Particulars	Area / height as per appraised in 181st SEAC II meeting	Area / height restricted as per EC dated 06.06.2023	Revised area / height as per IOD (dated 10.03.2026 & 24.04.2026) & CA (dated 07.08.2024) obtained	Revised NOC/IOD no. & date

Building height of Wing A	108.55 m	100.00 m	146.29 m	SNCR/WEST/B/070324/1100374 dated 07.08.2024
FSI area	1,44,271.37 sq.m	1,12,558.93 sq.m	Commercial: 52,814.43 sq.m	IOD for Commercial: P 9391/2021/(146)/F NORTH/AMEND dated 10.03.2026 IOD for residential: P 9390/2021/(146)/F NORTH/AMEND dated 24.04.2026
			Residential: 1,26,654.53 sq.m	
			Total: 1,79,468.96 sq.m	
Non FSI area	65,646.57 sq.m	43,294.97 sq.m	Commercial: 21,906.43 sq.m	
			Residential: 21,597.64 sq.m	
			Total: 43,504.07 sq.m	
Total Construction area	2,09,917.94 sq.m	1,55,853.90 sq.m	Commercial: 74,720.86 sq.m	
			Residential: 1,48,252.17 sq.m	
			Total: 2,22,973.03 sq.m	

4. PP affirmed that although the IOD received permits a Total Built-Up Area (TBUA) of 2,22,973.03 m², the current application under consideration is limited within the TBUA mentioned in the application of the previous EC dated 06.06.2023 (i.e., 2,09,917.94 sq.m), for release of TBUA pursuant to the revised permissible height of Wing A to the extent of 146.29 m, as per permission received vide SNCR/WEST/B/070324/1100374 dated 07.08.2024.
5. SEAC-II considered the proposed amendment is limited to release of TBUA pursuant to the revised permissible height of Wing A, and does not involve any change in the approved FSI/Non-FSI area beyond what was permitted under the EC dated 06.06.2023. SEAC-II, after due deliberation, decided to recommend the proposal to SEIAA for grant of amendment to the Environmental Clearance, subject to the PP obtaining all mandatory NOCs/approvals and complying with the applicable environmental safeguards and statutory rules, as agreed by PP during deliberations.
6. SEIAA, after due deliberation and based on the recommendations of SEAC-II in its 305th meeting held on 06.08.2026, decided to grant amendment in the Environmental Clearance for release of TBUA pursuant to the revised permissible height of Wing A to 146.29 m, subject to the condition that all other terms and conditions stipulated in the Environmental Clearance dated 06.06.2023 shall remain unchanged.


 Jayashree Bhoj (IAS)
 (Member Secretary, SEIAA)