

मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ

(म्हाडाचा घटक)

MUMBAI HOUSING AND AREA DEVELOPMENT BOARD
(A MHADA UNIT)



No. EE/BDD/MB/ /2025

Date –

To,
The Chief ICT Officer,
MHADA.

Sub :- Redevelopment of BDD Chawl on plot bearing C.S. No 1539 & 1540 of Lower Parel Division known as BDD Chawl, Worli Mumbai – 400018.
---- Request to upload Amendment in Environmental Clearance (EC) on MHADA's website.

Ref:- This office letter No.I-1669686/2025 Dated :-17/09/2025

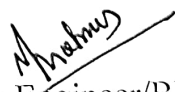
Madam,

The Above subjected project has been received amendment in Environmental Clearance on Dated 11/09/2025 as per file no. SIA/MH/INFRAZ/542/166. As per condition mentioned in the Amendment in Environmental Clearance (EC) letter, it is necessary to upload said Environment Clearance (EC) on MHADA's website. A soft copy of the same received from State Environment Impact Assessment Authority (SEIAA), Maharashtra is enclosed herewith for your reference please.

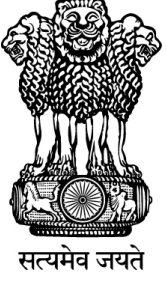
It is requested to upload the same on MHADA's website (Worli-BDD Project) to maintain the transparency & to facilitate public access please.

D.A. :- As above.

Yours Faithfully,


Executive Engineer/BDD
Mumbai Board

Copy submitted to Deputy Chief Engineer BDD/MB for information please.



सत्यमेव जयते

File No.: SIA/MH/INFRA2/542166/2025
Government of India
Ministry of Environment, Forest and Climate
Change
(Issued by the State Environment Impact Assessment
Authority(SEIAA), MAHARASHTRA)



Dated 11/09/2025



To,

Prashant Dhattrak
MHADA
Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai, 400051 , MUMBAI SUBURBAN,
MAHARASHTRA, , 400051
dycebddmb@mhada.gov.in

Subject: Amendment in Environmental Clearance (EC) dated 20/06/2025 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/INFRA2/542166/2025 dated 20/06/2025 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.	EC25B3812MH5137167A
(ii) File No.	SIA/MH/INFRA2/542166/2025
(iii) Clearance Type	Amendment in EC
(iv) Category	B1
(v) Schedule No./ Project Activity	8(b) Townships/ Area Development Projects / Rehabilitation Centres Redevelopment of Bombay Development Directorate (BDD) Chawls at CTS No. 1539 & 1540 Lower Parel, Worli, Mumbai, Maharashtra by MUMBAI HOUSING AND AREA DEVELOPMENT BOARD(A regional unit of MHADA)
(vii) Name of Project	MUMBAI HOUSING AND AREA DEVELOPMENT BOARD(A regional unit of MHADA)
(viii) Location of Project (District, State)	MUMBAI, MAHARASHTRA
(ix) Issuing Authority	SEIAA
(x) EC Date	11/09/2025
(xi) Applicability of General Conditions	NO

(xii) Status of implementation of the project

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, 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 08/08/2025. 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 20/06/2025 for the instant proposal to M/s. MHADA 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 EC25B3812MH5137167A and following additional specific conditions as mentioned below:
8. This issues with the approval of the Competent Authority

Annexure 1

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

1. Specific Condition

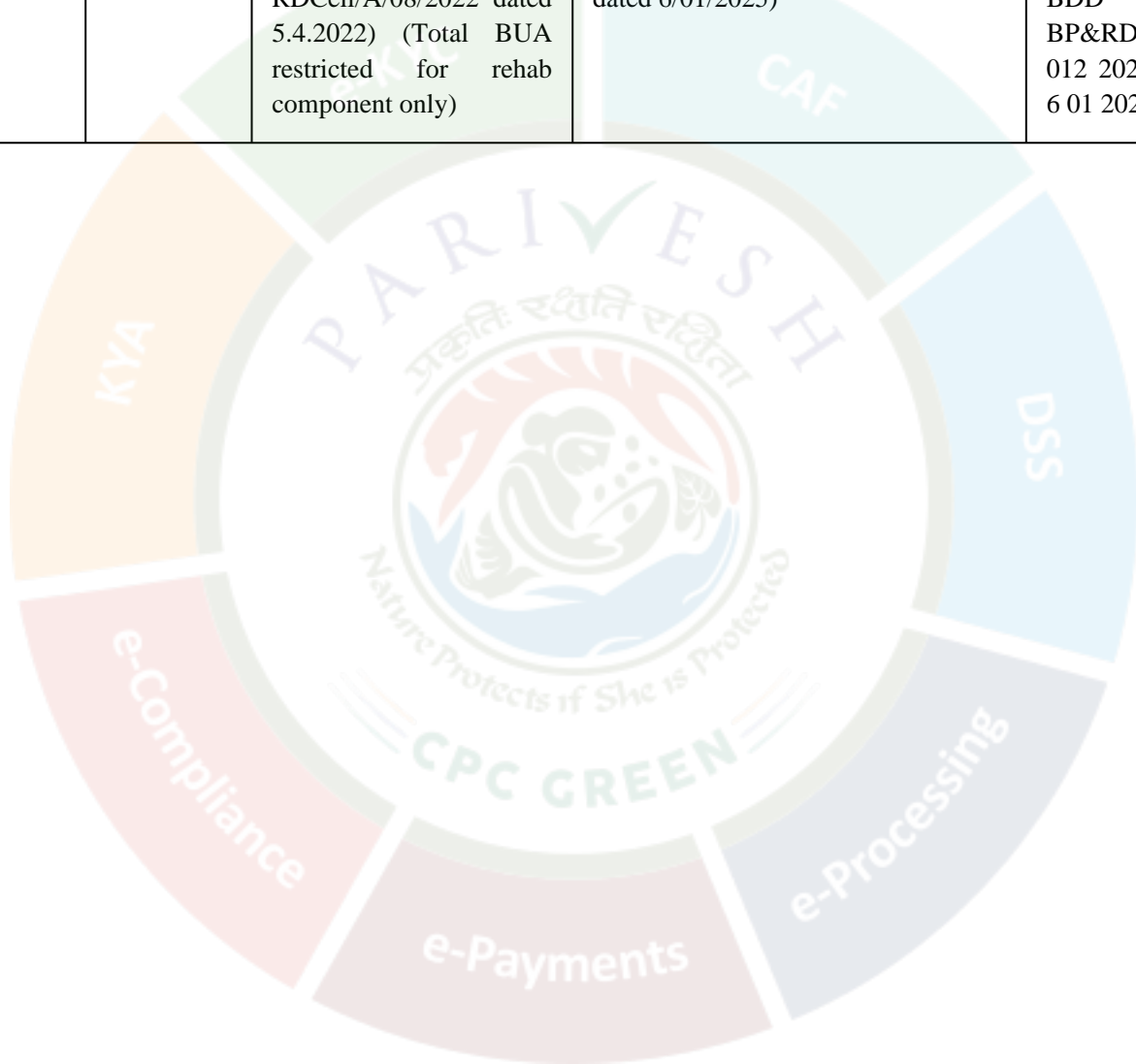
S. No	EC Conditions
1.1	In view of above discussion, SEAC-2 decided to forward above facts to the SEIAA for further necessary decision as the proposal was earlier appraised by the SEAC-2. The other conditions mentioned in the minutes of SEAC-2 and earlier EC dated 12.11.2024 will remain unchanged.

Annexure 2

Amendment Logs

Description	Reference	Existing	Proposed / Amendment	Reason
B] SEIAA condition - Point no 1	B] SEIAA condition, Pt no 1, Page no 8	This EC is only for Building no. 1 (Wing A to H) only as PP has received CFO NOC for	PP has now obtained CFO NOC for Building no 8 (Wing A to F) as well.	PP has now obtained CFO NOC for Building no 8

Description	Reference	Existing	Proposed / Amendment	Reason
		the same		(Wing A to F) as well.
B] SEIAA condition, Pt no 5	B] SEIAA condition, Pt no 5, Page no 8	SEIAA after deliberation decided to grant EC for FSI - 541703.06 m2, Non FSI - 702781.77 m2, Total BUA - 1244484.83 m2 (Plan approval No. DyCE/BDD/BP & RDCell/A/08/2022 dated 5.4.2022) (Total BUA restricted for rehab component only)	PP has now obtained amended IOD for Building No. 8 Cell (Wing A to F) (File no - EE/BDD/BP&RDCell/A/012/2025 dated 6/01/2025)	PP has now obtained amended IOD for Building No. 8 Cell (Wing A to F) (File no - EE BDD BP&RDCell A 012 2025 dated 6 01 2025)



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/542166/2025
Environment & Climate Change
Department Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
MUMBAI HOUSING AND AREA DEVELOPMENT BOARD
(A regional unit of MHADA).
CTS No. 1539 & 1540 Lower Parel,
Worli, Mumbai

Subject: Amendment in Environmental Clearance for Redevelopment of Bombay Development Directorate (BDD) Chawls at CTS No. 1539 & 1540 Lower Parel, Worli, Mumbai, Maharashtra by MUMBAI HOUSING AND AREA DEVELOPMENT BOARD (A regional unit of MHADA) (Amendment in EC).


Reference: 1. Application no. SIA/MH/INFRA2/542166/2025.
2. Earlier EC No. EC23B000MH110275 dated 19.07.2023.

This has reference to your communication on the above-mentioned subject. You have obtained Environment Clearance vide EC23B000MH110275 dated 19.07.2023. Now, you have applied for amendment in earlier Environment Clearance dated 19.07.2023. Your Proposal was considered in 300th meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 08th August, 2025 and SEIAA decided to grant amendment in Environment Clearance dated 19.07.2023. The amendment of proposal is as below-

PP submitted CFO NOC for Rehab Building No. 6 (Wing A to F) for height of 118.55 m, Sale Building No. 8 for height of 184 m. for wing A & F, 303.55 m. for Wing B, C, D and E. And Civil Aviation NOC for height of 192.51 m. The HRC NOC is awaited. PP has obtained revised plan approval vide No. EE/BDD/BP&RD cell/A/012/2025 dated 06.01.2025 for sale building No. 8 (Wing A to F).

SEIAA decided to release /amendment in earlier EC as per plan approval No. EE/BDD/BP&RD cell/A/012/2025 dated 06.01.2025 and as per received CFO NOC and Civil Aviation NOC subject to restrict height of 120m as PP has not obtained HRC NOC.

All the other terms and conditions mentioned in the EC dated 19.07.2023 shall remain the same.


Jayashree Bhoj (IAS)
(Member Secretary, SEIAA)