



File No.: SIA/MH/INFRA2/537245/2025

Government of India

Ministry of Environment, Forest and Climate Change

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



Dated 18/08/2025



To,

HUBTOWN LIMITED
HUBTOWN LIMITED

Hubtown Seasons, CTS No. 469-A, Ramakrishna Chemburkar Marg, Chembur (East), Mumbai,
Chembur, PUNE, MAHARASHTRA, 400071
echubtownbalewadi@gmail.com

Subject:

Amendment in prior EC 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 Ministry vide proposal number SIA/MH/INFRA2/537245/2025 dated 12/05/2025 for grant of an amendment in prior 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.	EC25C3803MH5543200A
(ii) File No.	SIA/MH/INFRA2/537245/2025
(iii) Clearance Type	Amendment in EC
(iv) Category	B2
(v) Schedule No./ Project Activity	8(a) Building / Construction
(vi) Name of Project	Environmental Clearance for Proposed Commercial/IT/ITES Project "27 West" on Survey No 27, Hissa No. 1/2/5 at Balewadi, Pune by M/s. Hubtown Limited
(vii) Location of Project (District, State)	PUNE, MAHARASHTRA
(viii) Issuing Authority	SEIAA
(ix) Applicability of General 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 Expert 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 SEIAA in the meeting held on 22/07/2025. The minutes of the meeting and all the project documents are available on PARIVESH portal which can be accessed by scanning the QR Code above.
5. The brief about the reasons for an amendment requested and comparison table, as submitted by the Project Proponent in Form-1 (Part A and B) and presented during SEIAA are annexed to this letter as Annexure (1) and Annexure (2), respectively.
6. The SEIAA, in its meeting held on 22/07/2025, based on information & clarifications provided by the project proponent and after detailed deliberations recommended the proposal for grant of amendment in Terms of Reference under the provision of EIA Notification, 2006 and as amended thereof.
7. This issues with the approval of the Competent Authority

Annexure 1

Specific EC Conditions for (Building / Construction)

1. Nil

S. No	EC Conditions
1.1	Nil

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/537245/2025
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Hubtown Limited,
Survey No 27, Hissa No. 1/2/5,
Balewadi, Pune.


Subject : Amendment in Environmental Clearance for Proposed Commercial/IT/ITES Project "27 West" on Survey No 27, Hissa No. 1/2/5 at Balewadi, Pune by M/s. Hubtown Limited

Reference : 1. Application no. SIA/MH/INFRA2/537245/2025
2. Earlier EC vide EC Identification no. EC23B038MH198838 dated 26.09.2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 221st meeting as per EIA Notification, 2006 and recommend to SEIAA for grant of an amendment in earlier EC dated 26.09.2023. Proposal then considered in 298th (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 22nd July, 2025 and SEIAA decided to grant an amendment in earlier EC dated 26.09.2023 as mentioned below

Sr. No	Particulars	As per EC Received dated 26/09/2023	Amendment shall be read as	Remarks
01	Name of the project	Proposed Commercial Project "27West" on survey No 27, Hissa No.1/2/5 at Balewadi, Pune by M/s. Hubtown Limited	the proposed Commercial/IT/ITES Project "27 West" on Survey No 27, Hissa No. 1/2/5 at Balewadi, Pune. By M/s. Hubtown Limited	Change in name of project from Commercial project "27West" to Commercial/IT/ITES "27West" at Balewadi, Pune by M/s. Hubtown Limited
02	Plot Area (m2)	10100.00	10100.00	Remains same
03	FSI Area (m2)	48550.80	48550.80	Remains same
04	Non-FSI Area (m2)	22501.59	22501.59	Remains same
05	Total BUA (m2)	71052.39	71052.39	Remains same

All the other terms and conditions mentioned in the earlier EC dated 26.09.2023 shall remain the same.


Jayashree Bhoj
(Member Secretary, SEIAA)