



File No: SIA/MH/INFRA2/469251/2024

Government of India

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



Date 18/11/2025



To,

Umeshkumar Upadhyay
PARADISE LIFESPACES LLP
Amit Ashiyana, Gol Maidan, Ulhasnagar, THANE, MAHARASHTRA, 421001
engineer@paradisegroup.co.in

Subject: Grant of prior Environmental Clearance (EC) to the proposed project under the provision of the EIA Notification 2006 -regarding.

Sir/Madam,

This is in reference to your application submitted to SEIAA vide proposal number SIA/MH/INFRA2/469251/2024 dated for grant of prior Environmental Clearance (EC) to the proposed 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.	SIA/MH/INFRA2/469251/2024
(ii) File No.	SIA/MH/INFRA2/469251/2024
(iii) Clearance Type	Fresh EC
(iv) Category	B1
(v) Project/Activity Included Schedule No.	8(b) Townships/ Area Development Projects / Rehabilitation Centres
(vii) Name of Project	Proposed Amendment & Expansion in Residential cum Commercial Project "Sai World City" at village Kolkhe, Taluka Panvel, District Raigad, by M/s. Paradise Lifespaces LLP
(viii) Name of Company/Organization	PARADISE LIFESPACES LLP
(ix) Location of Project (District, State)	RAIGAD, MAHARASHTRA
(x) Issuing Authority	SEIAA
(xi) Applicability of General Conditions as per EIA Notification, 2006	No

Plot/Survey Khasra Nos.: OLD S.NO.95/1(pt) , 95/2(pt) , 95/3A(pt) , 98/1 , 98/2 , 98/3 , 98/4A , 98/ /B/1 , 98/4/B/2 , 98/5(pt) , 98/7/3(pt) , 98/8 , 98/9 , 98/10A , 98/10B , 99(pt) , 101/3 , 101/4/A , 101/4/B , 101/4/C , 101/5 , 101/6 , 101/7 , 101/8A , 101/8B,101/9 , 101/10/A , 101/10/B , 102 , 103/1 , 103/2(pt) , 103/3 , 103/4 , 110/1A(pt) , 110/4 , 110/5A ,

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A, B and C)/ EIA & EMP Reports were submitted to the SEIAA for an appraisal by the SEIAA 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 . 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 or through the following web link [click here](#).
5. The brief about configuration of products and byproducts 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 , based on information submitted viz: Form 1 (Part A, B and C), EIA/EMP report etc & clarifications provided by the project proponent and after detailed deliberations on all technical aspects and public hearing issues and compliance thereto furnished by the Project Proponent, recommended the proposal for grant of Environment Clearance under the provision of EIA Notification, 2006 and as amended thereof subject to compliance of Specific and Standard EC conditions as given in this letter.
7. The SEIAA has examined the proposal in accordance with the provisions contained in 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 Environment Clearance to the instant proposal of M/s. Umeshkumar Upadhyay under the provisions of EIA Notification, 2006 and as amended thereof subject to compliance of the Specific and Standard EC conditions as given in Annexure (1)
8. The Ministry reserves the right to stipulate additional conditions, if found necessary.
9. The Environmental Clearance 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. The Project Proponent is under obligation to implement commitments made in the Environment Management Plan, which forms part of this EC.
11. General Instructions:
 - (a) The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEF&CC/SEIAA website where it is displayed.
 - (b) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
 - (c) The project proponent shall have a well laid down environmental policy duly approved by the Board of Directors (in case of Company) or competent authority, duly prescribing standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions.
 - (d) Action plan for implementing EMP and environmental conditions along with responsibility matrix of the project proponent (during construction phase) and authorized entity mandated with compliance of conditions (during operational phase) shall be prepared. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Six monthly progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six-Monthly Compliance Report.
 - (e) Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
 - (f) The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
 - (g) Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
12. This issues with the approval of the Competent Authority

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

1. Specific Condition

S. No	EC Conditions																								
1.1	<p><u>During discussion following points emerged:</u></p> <p><u>Conditions:</u></p> <table> <tr> <th>Sr. No.</th><th>Conditions</th></tr> <tr> <td></td><td>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 prevailing Hon'ble Supreme Court Order</td></tr> <tr> <td></td><td>PP to submit an indemnity bond indemnifying SEAC-2 and SEIAA for not violating any recruitment of earlier EC, submitting correct information during the meeting and also for providing required RG area as per prevailing rules and Hon'ble Supreme Court Orders. If any variance is observed PP will be solely responsible.</td></tr> <tr> <td></td><td>PP to obtain following revised NOCs on PPs name (a) Final Water Supply NOC, (b) Sewerage Remarks and sewer connection NOC (c) CFO NOCs (d) Civil Aviation NOC (e) C & D Waste Management NOC (f) High Tension Line NOC . The concern planning authority shall not issue occupation certificate unless PP obtained all necessary NOCs from the competent authority</td></tr> <tr> <td></td><td>PP to provide on line air quality monitoring system along with provision of legible display board (Digital) of air quality status on 24x7 basis.</td></tr> <tr> <td></td><td>PP shall not disturb any natural water course passing through the site. PP shall prepare a plan for its conservation and protection. PP to revise storm water drain calculation and plan accordingly.</td></tr> <tr> <td></td><td>PP to prepare a full-fledged Floor Control and Mitigation Plan for the proposed development. The frequent training shall be given to the residents for Dos and Don'ts in case of unforeseen flood situation if any.</td></tr> <tr> <td></td><td>PP to carry out ambient air monitoring on the site during construction phase. 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Details of the Project

S. No.	Particulars	Details	
a.	Details of the Project	Proposed Amendment & Expansion in Residential cum Commercial Project "Sai World City" at village Kolkhe, Taluka Panvel, District Raigad, by M/s. Paradise Lifespaces LLP	
b.	Latitude and Longitude of the project site	18.96669432293755,73.1233710037293 18.97121149328457,73.13154785515542	
c.	Land Requirement (in Ha) of the project or activity	Nature of Land involved	Area in Ha
		Non-Forest Land (A)	12.6231
		Forest Land (B)	0
		Total Land (A+B)	12.6231
d.	Date of Public Consultation	Public consultation for the project was held on	
e.	Rehabilitation and Resettlement (R&R) involvement	NO	
f.	Project Cost (in lacs)	94500	
g.	EMP Cost (in lacs)	2578	
h.	Employment Details		

Details of Products & By-products

Name of the product /By-product	Product / By-product	Existing	Proposed	Total	Unit	Mode of Transport / Transmission
FSI Area	Product	409568.95	71090.72	480659.67000000004	sq.m.	NA
Non-FSI Area	Product	487346.66	41620.94	528967.6	sq.m.	NA
Total Construction Area	Product	896915.61	112711.66	1009627.27	Sq.m.	NA

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/469251/2025
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Paradise Lifespaces LLP
1701, Satra Plaza, Plot no. 19 & 20,
Sector 19-D, Vashi, Navi Mumbai

Subject : Environmental clearance for Proposed Amendment & Expansion in Residential cum Commercial Project "Sai World City" at village Kolkhe, Taluka Panvel, District Raigad, by M/s. Paradise Lifespaces LLP

Reference : Application no. SIA/MH/INFRA2/469251/2025.

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-III in its 227th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 307th (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 7th September, 2025.

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

Sr. No	Description	Details	
1	Proposal Number	SIA/MH/INFRA2/469251/2024	
2	Name of Project	Proposed Amendment & Expansion of Residential cum Commercial Project "Sai World City" at Village Kolkhe, Taluka Panvel, Dist. Raigad by M/s. Paradise Lifespaces LLP.	
3	Project category	8(b) B1	
4	Type of Institution	Private	
5	Project Proponent	Name	M/s. Paradise Lifespaces LLP
		Regd. Office address	1701, Satra Plaza, Plot no. 19 & 20, Sector 19-D, Vashi, Navi Mumbai
		Contact number	+919167216345
		e-mail	admin@paradisegroup.co.in
6	Consultant	Name: M/s. Enviro Analysts & Engineers Pvt. Ltd. NABET Accreditation No: NABET/EIA/2124/SA0193	

		Validity: 18.06.2024, extended up to 17/09/2024					
7	Applied for			Expansion			
8	Location of the project			Plot bearing old S.NO.95/1(pt),95/2(pt),95/3A(pt),98/1,98/2,98/3, 98/4A,98/ /B/1,98/4/B/2,98/5(pt),98/7/3(pt),98/8,98/9,98/10 A,98/10B,99(pt),101/3,101/4/A,101/4/B,101/4/C, 101/5,101/6,101/7,101/8A,101/8B101/9,101/10/ A,101/10/B,102,103/1,103/2(pt),103/3,103/4,110 /1A(pt),110/4,110/5A,110/6A,110/10,110/11 , (NEW S.NO. 9/8/1/1, 9/8/1/2, 9/8/1/3 & 9/8/1/4) at Village Kolkhe, Taluka - Panvel, District Raigad			
9	Latitude and Longitude			Latitude: 18°58'7.01"N Longitude: 73°7'38.14"E			
10	Plot Area (Sq.m.)			1,26,231 Sq.m			
11	Deductions (Sq.m.)			6311.50 sq.m.			
12	Net Plot area (Sq.m.)			1,19,919.45 sq.m.			
13	Ground coverage (m ²) & %						
14	FSI Area (Sq.m.)			4,80,659.67 sq.m.			
15	Non-FSI (Sq.m.)			5,28,967.60 sq.m.			
16	Proposed built-up area (FSI + Non FSI) (Sq.m.)			10,09,627.27 sq.m.			
17	TBUA (m ²) approved by Planning Authority till date			Total FSI Area approved as per CC layout dated 23/12/2022- 2,30,834.18 sq.m.			
18	Earlier EC details with Total Construction area, if any.			EC vide F.No. 21-49/2017-IA.III, dated 15/06/2018, granted for Total Construction Area of 8,96,915.61 sq.m.			
19	Construction completed as per earlier EC (FSI + Non FSI) (Sq.m.)			2,62,520.01 sq.m.			
20	Existing Building			Proposed Configuration			Reason for Modification / Change
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
	Rental Building 1	St. + 27 Floors	81.65	Rental Building 1	St. + 28 Floors	84.55	
							Vertical Expansion of 1 floor (under construction)

	Rental Building 2	St. + 27 Floors	81.65	Rental Building 2	St. + 30 Floors	90.35	Vertical Expansion of 3 floors (under construction)
	Rental Building 3	St. + 27 Floors	81.65	Rental Building 3	St. + 32 Floors	96.15	Vertical Expansion of 5 floors (under construction)
	Sale Building 1 (Wing A,B,C)	2B + Gr + 4P + 27 Floors		Sale Building 1 (Wing A,B,C)	2B + Gr + 2P + 25 Floors	83.30	Building constructed and proposed with lesser floors. Occupied
	Sale Building 2 (Wing D)	2B + Gr + 4P + 31 Floors		Sale Building 2 (Wing D)	2B + Gr + 2P + 29 Floors	94.90	Building constructed and proposed with lesser floors. Occupied
	Sale Building 3 (Wing E to Wing M)	2B + Gr + 4P + 37 Floors	112.05	Sale Building 3 (Wing A,B,C)	2B+Gr.+2P+ 35 Floors	111.55	Sale Building 3 is now proposed with 3 wings as compared to 9 wings earlier. The remaining 6 wings are now proposed as separate buildings with revised planning. Sale Building 3

							(Wing A,B,C) is under construction as per previous EC
	Sale Building 4	-	-	Sale Building 4	3B + Gr. + 2P + 35 floors	111.55	New proposed
	Sale Building 5 (Wing A,B,C)	-	-	Sale Building 5 (Wing A,B,C)	3B + Gr. + 2P + 35 floors	111.55	New proposed
	Sale Building 6 (Wing A,B)	-	-	Sale Building 6 (Wing A,B)	3B + Gr. + 2P + 37 Floors	117.35	New Proposed
	Sale Building 7 (Wing A,B,C)	-	-	Sale Building 7 (Wing A,B,C)	3B + Gr. + 2P + 37 Floors	117.35	New Proposed
	Sale Building 8 (Wing A,B)	-	-	Sale Building 8 (Wing A,B)	3B + Gr. + 2P + 37 Floors	117.35	New Proposed
	Sale Building 9	-	-	Sale Building 9	3B + Gr. + 2P + 37 Floors	117.35	New Proposed
	Club House	-	-	Club House	Gr. + 5 Floors	21	New Proposed
21	No. of Tenements & Shops			Rental: Residential- 3606 nos.; Shops- 22 nos. Sale: Residential- 3683 nos.; Shops- 86 nos.			
22	Total Population			38,226 nos. (Residential: 36341 nos., Commercial: 1885 nos.)			
23	Total Water Requirements CMD			4996 KLD			
24	Under Ground Tank (UGT) location			Basement			
25	Source of water			Maharashtra Jeevan Pradhikaran (MJP)			
26	STP Capacity & Technology			Total 5130 KLD, MBBR Technology			
27	STP Location			Underground and Open to sky			
28	Sewage Generation CMD & % of sewage discharge in the sewer line			4563 KLD, 35% to be discharged in sewer line			
29	Solid Waste Management during Construction Phase			Type	Quantity (Kg/d)	Treatment / disposal	

		Dry waste	20 kg/day		Will be handed over to a recycler
		Wet waste	30 kg/day		Handed over to municipal waste collector
		Construction Waste	Top soil	18000 cu.m.	Will be used for Landscaping
			Excavation Debris quantity	357000 cu.m.	entire quantity will be reused in internal plot & road development to raise the ground level by 3.00 mt. & sending the basalt hard rock encountered below 3.50 mt. to crushing unit for reuse purpose.
			Empty cement bags	443620 Nos.	To be handed over to local recyclers
			Steel	75 MT	To be handed over to local recyclers
			Aggregates	300 MT	To be used as a layer for internal roads and building boundary wall.
			Broken Tiles	7975 sq.m.	Waste tiles to be used as china mosaic for terraces.
			Empty Paint Cans (20 litre/can)	11090 nos.	To be handed over to recycler
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)		Treatment / disposal
		Dry waste	7282 kg/day		Will be handed over to a recycler

		Wet waste	10924 kg/day	Composting by OWC- manure produced will be used at a site for landscaping,																								
		E-Waste	20055 kg/year	Will be collected and sent to MPCB authorized recyclers.																								
		STP Sludge (dry)	228 kg/day	Dry sewage sludge will be used as manure for gardening.																								
31	R.G. Area in sq.m.	<table><tr><td colspan="2">RG required –9593.56 sq.m</td></tr><tr><td colspan="2">RG provided on Mother earth- 15411.43</td></tr><tr><td colspan="2">Additional R.G. on Podium: - sq.m.</td></tr><tr><td colspan="2">Total – 15411.43 sq.m</td></tr><tr><td colspan="2">Existing trees on the plot: - 71 nos.</td></tr><tr><td colspan="2">Number of trees to be cut: 0 nos.</td></tr><tr><td colspan="2">Number of trees to be transplanted: 0 nos.</td></tr><tr><td colspan="2">Number of trees to be retained: 71 nos.</td></tr><tr><td colspan="2">Number of trees to be planted:</td></tr><tr><td colspan="2">a) In R.G. area and around plot boundary: 1177 nos.</td></tr><tr><td colspan="2">b) In Miyawaki Plantation (490 sq.m.): 1470 trees + 490 shrubs</td></tr><tr><td colspan="2">Total no. of trees after development: 2969 trees (71 retained + 251 nos. already planted + 1177 nos. new proposed + 1470 nos. new proposed in Miyawaki)) and 490 shrubs</td></tr></table>			RG required –9593.56 sq.m		RG provided on Mother earth- 15411.43		Additional R.G. on Podium: - sq.m.		Total – 15411.43 sq.m		Existing trees on the plot: - 71 nos.		Number of trees to be cut: 0 nos.		Number of trees to be transplanted: 0 nos.		Number of trees to be retained: 71 nos.		Number of trees to be planted:		a) In R.G. area and around plot boundary: 1177 nos.		b) In Miyawaki Plantation (490 sq.m.): 1470 trees + 490 shrubs		Total no. of trees after development: 2969 trees (71 retained + 251 nos. already planted + 1177 nos. new proposed + 1470 nos. new proposed in Miyawaki)) and 490 shrubs	
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33	Energy Efficiency	a) Total Energy saving (%): 21% b) Solar energy (%): 5%																										
34	D.G. set capacity	1 X 750 KVA, 7 X 600 KVA, 4 X 500 KVA, 1 X 400 KVA, 1 X 330 KVA, 1 X 225 KVA, 1 X 275 KVA																										
35	No. of 4-W & 2-W Parking with 25% EV	4W Proposed: 7153 nos., 25% parking will be equipped with electric vehicle charging points 2 W Proposed: 3206 nos., 25% parking will be equipped with electric vehicle charging points																										

36	No. & capacity of Rain water harvesting tanks /Pits	5746 cu.m.
37	Project Cost in (Cr.)	Rs. 945 Cr.
38	EMP Cost	a) Construction Phase: 1. Capital Cost: Rs. 169 Lakhs 2. O & M Cost: Rs. 195.74 Lakhs b) Operation Phase: 1. Capital Cost: Rs. 5199.70 Lakhs (Including DMP) 2. O & M Cost: Rs. 432.37 Lakhs (Including DMP)
39	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	It will be as per the OM dated 30th September 2020.
40	Details of Court Cases/litigations w.r.t the project and project location, if any.	NA

The comparative statement of earlier EC and proposed amendment/ expansion as given by PP is as below,

S.no.	Description	As per EC received dt. 15/06/2018	As per Proposed Amendment/ Expansion	Remarks
1	Plot Area (m ²)	1,26,231 sq.m.	1,26,231 sq.m.	Remains Same
2	Deductions(m ²)	12623.10 sq.m.	6311.55 sq.m.	Decrease in deductions
3	Net Plot Area (m ²)	1,13,607.90 sq.m.	1,19,919.45 sq.m.	Increase in net plot area by 6311.55 sqm. as the deduction for Amenity Space has been reduced from 10% to 5%
4	FSI Area(m ²)	4,09,568.95 sq.m.	4,80,659.67 sq.m.	Increase in FSI Area by 71090.72 sqm. due to proposed expansion
5	Non-FSI Area(m ²)	4,87,346.66 sq.m.	5,28,967.60 sq.m.	Increase in Non-FSI Area by 41620.94

				sqm. due to proposed expansion
6	Total Construction Area(m²)	8,96,915.61 sq.m.	10,09,627.27 sq.m.	Increase in Total Construction Area by 1,12,711.66 sqm. due to proposed expansion

S.no.	Description	As per EC received dt. 15/06/2018			Proposed Expansion			Remarks
		Building	Configuration	Height (m)	Building	Configuration	Height (m)	
7	Buildings Configuration with heights	Rental Building 1	St. + 27 Floors	81.65	Rental Building 1	St. + 28 Floors	84.55	Vertical expansion of 1 floor is proposed (under construction)
		Rental Building 2	St. + 27 Floors	81.65	Rental Building 2	St. + 30 Floors	90.35	Vertical expansion of 3 Floors is proposed (under construction)
		Rental Building 3	St. + 27 Floors	81.65	Rental Building 3	St. + 32 Floors	96.15	Vertical expansion of 5 floors is proposed (under construction)
		Sale Building 1	2B + Gr + 4P + 27 Floors		Sale Building 1	2B + Gr + 2P + 25 Floors	83.30	Building constructed and proposed

		(Wing A,B,C)			(Wing A,B,C)			with lesser floors. Occupied.
		Sale Building 2 (Wing D)	2B + Gr + 4P + 31 Floors		Sale Building 2 (Wing D)	2B + Gr + 2P + 29 Floors	94.90	Building constructed and proposed with lesser floors. Occupied.
		Sale Building 3 (Wing E to M)	2B + Gr + 4P + 37 Floors	112.05	Sale Building 3 (Wing A,B,C)	2B+Gr.+2P +35 Floors	111.55	Sale Building 3 is now proposed with 3 wings as compared to 9 earlier. The remaining 6 wings are now proposed as separate buildings with revised planning
		Sale Building 4	-	-	Sale Building 4	3B + Gr. + 2P + 35 floors	111.55	New Proposed
		Sale Building 5 (Wing A,B,C)	-	-	Sale Building 5 (Wing A,B,C)	3B + Gr. + 2P + 35 floors	111.55	New Proposed
		Sale Building 6 (Wing A,B)	-	-	Sale Building 6 (Wing A,B)	3B + Gr. + 2P + 37 Floors	117.35	New Proposed

		Sale Building 7 (Wing A,B,C)	-	-	Sale Building 7 (Wing A,B,C)	3B + Gr. + 2P + 37 Floors	117.35	New Proposed
		Sale Building 8 (Wing A,B)	-	-	Sale Building 8 (Wing A,B)	3B + Gr. + 2P + 37 Floors	117.35	New Proposed
		Sale Building 9	-	-	Sale Building 9	3B + Gr. + 2P + 37 Floors	117.35	New Proposed
		Club House	-	-	Club House	Gr. + 5 Floors	21	New Proposed

Sr.no.	Description	As per EC received dt. 15/06/2018	Proposed Expansion	Remarks
8	Tenements (nos.)	Rental: Residential- 3243 nos.; Shops- 24 nos. Sale: Residential- 2928 nos.; Shops- 23 nos	Rental: Residential- 3606 nos.; Shops- 22 nos. Sale: Residential- 3683 nos.; Shops- 86 nos.	Increase in tenements due to expansion
9	Population (Nos.)	30904 nos.	38226 nos.	Increase in population due to increase in tenements
10	Total Water Requirement (KLD)	4586	4996	Increase in water environment
11	Waste Water Generation (KLD) & STP Capacity	3555 KLD ,STP- 3610 KLD	4563 KLD; STP- 5130 KLD	Increase in STP capacity

12	Total Solid Waste Generation (kg/day)	16613 kg/day	18206 kg/day	Increase in Solid Waste generation
13	Parking (nos.)	4 W: 6648 nos. 2 W: 3672 nos.	4 W: 7153 nos. 2 W: 3206 nos.	As per requirement
14	R. G. Area(m²)	16,107.498 sq.m.	15,411.43 sq.m.	As per requirement
15	Rainwater Harvesting	876 cu.m.	5746 cu.m.	As per calculation
16	Connected Load (kW)	48944 kW	45078 kW	As per requirement
17	Demand Load (kW)	29365 kW	22985 kW	As per requirement
18	D.G. sets	5 X 500 KVA & 4 DG set of 350 KVA	1 NO. 750KVA + 7 NOS. 600 KVA + 4 NO. 500 KVA+1 NO 400 KVA+ 1NO 330 KVA+ 1NO 225 KVA +1 NO 275 KVA	As per requirement
19	Project Cost	Rs 200 Cr.	Rs. 945 Cr	Increase in Project Cost

3. PP had obtained the earlier EC dated 06.02.2015 for total construction area of 8,25,031.19 m². PP further obtained EC vide No. 21-49/2017-IA-III dated 15.06.2018 for total construction area of 8,96,915.61 m². Proposal has been considered by SEIAA in its 307th (Day-1) meeting held on 7th September, 2025 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:

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 as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area as per prevailing Hon'ble Supreme Court Order
2. PP to submit an indemnity bond indemnifying SEAC-2 and SEIAA for not violating any recruitment of earlier EC, submitting correct information during the meeting and also for providing required RG area as per prevailing rules and Hon'ble Supreme Court Orders. If any variance is observed PP will be solely responsible.

3. PP to obtain following revised NOCs on PP's name (a) Final Water Supply NOC, (b) Sewerage Remarks and sewer connection NOC (c) CFO NOCs (d) Civil Aviation NOC (e) C & D Waste Management NOC (f) High Tension Line NOC. The concerned planning authority shall not issue occupation certificate unless PP obtained all necessary NOCs from the competent authority.
4. PP to provide on line air quality monitoring system along with provision of legible display board (Digital) of air quality status on 24x7 basis.
5. PP shall not disturb any natural water course passing through the site. PP shall prepare a plan for its conservation and protection. PP to revise storm water drain calculation and plan accordingly.
6. PP to prepare a full-fledged Floor Control and Mitigation Plan for the proposed development. The frequent training shall be given to the residents for Do's and Don'ts in case of unforeseen flood situation if any.
7. PP to carry out ambient air monitoring on the site during construction phase. PP to include foggers as one of the dust mitigation measures and include its cost in EMP.
8. PP to use treated sewage water of occupied building on site and other occupied buildings/societies in the vicinity of the proposed site during construction phase by ensuring the quality of water to prevent/avoid any health and legal issues.
9. PP to complete tree plantation within the site during construction phase.
10. PP to provide adequate two-wheeler parking space considering the socio-economic status of the habitation in the proposed development and as per prevailing rules and regulations.
11. PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.

SEIAA Conditions-

1. PP has provided mandatory RG area of 9593.56m² on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. This EC is restricted of height for Sale building no. 4, 5, 6, 7, 8 & 9 up to 98.24m as per Civil Aviation NOC dated 2.08.2023 and Rental building No. 02 up to 96.01m as per Civil NOC dated 11.11.2022.
3. This EC is restricted for building no.3 (Wing A, B, C) height up to 99.95m as per CFO NOC dated 29.05.2019.
4. In view of the fact that the building height is exceeding 90m as per UDCPR regulation incorporated vide Notification dated 10.10.2024, provision of fire break water tank and fire tower be made in the building.
5. 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.
6. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
7. In view of Maharashtra Electric Vehicle Policy, 2025, PP to provide electric vehicle D. C. Charger for 20 % of total parking provided, the number of D. C. Chargers should be worked out as provided in Niti Ayog Handbook of EV charging infrastructure implementation.
8. 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.

9. SEIAA decided to grant EC for FSI- 4,63,579.8 m2, Non FSI- 5,20,176.960 m2, total BUA 9,83,756.76m2. (Plan approval No CIDCO/NAINA/PANVEL/KOLKHE/IOD-006/2024/E-324270/122, dated 13.11.2024) (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.


Jayashree Bhoj (IAS)
(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, Raigad.
6. Commissioner, Panvel Municipal Corporation (PMC).
7. Regional Officer, Maharashtra Pollution Control Board, Raigad.