



File No: SIA/MH/INFRA2/470804/2024

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



Date 22/08/2025



To,

Umesh Kumar Upadhyay
PARADISE SUPERSTRUCTURES
1701, Satra Plaza, Plot No 19 & 20, Sector 19D, Navi Mumbai 400 037, Vashi, THANE,
MAHARASHTRA, 400703
rajen@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/INFRA2/470804/2024 dated 14/06/2024 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/INFRA2/470804/2024
(ii) File No.	SIA/MH/INFRA2/470804/2024
(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 expansion in Residential cum Commercial Project "Sai World Empire" at Plot Bearing S. NO. 93/2+4, 93/3, 94/1, 94/2, 94/3A, 94/3B, 94/4, 102/1A, 102/1B, 102/3 102/4, 102/5A/2, 102/5B, 102/5C, 103/1A, 103/1B, 103/2A, 103/2B, 103/3 Village- Rohinjan, Panvel, Raigad, Maharashtra, by M/s Paradise Super Structures
(viii) Name of Company/Organization	PARADISE SUPERSTRUCTURES
(ix) Location of Project (District, State)	RAIGAD, MAHARASHTRA
(x) Issuing Authority	SEIAA
(xi) Applicability of General Conditions as per	No

EIA Notification, 2006

Plot/Survey Khasra Nos.: S.NO. 93/2+4 , 93/3 , 94/1 , 94/2 , 94/3A , 94/3B , 94/4 , 102/1A , 102/1B , 102/3 102/4 , 102/5A/2 , 102/5B , 102/5C , 103/1A , 103/1B , 103/2A , 103/2B , 103/3

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 orm-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. Umesh Kumar 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 perational 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

Annexure 1

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>Conditions:</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 . 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 to obtain NOC from Water Resource Department /Fisheries Department as the river Kirki is abutting the site.</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 provide minimum distance of two meters between flushing water storage tank and domestic water storage tank to avoid accidental contamination. PP to submit revised plan.</td></tr> <tr> <td></td><td>PP to prepare a full-fledged Flood 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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S. No	EC Conditions
	<div></div> from time to time. <p>Decision: - In view of above discussion, SEAC-2 decided to recommended the proposal to the SEIAA for the grant of Environmental Clearance subject to compliance of above points.</p>

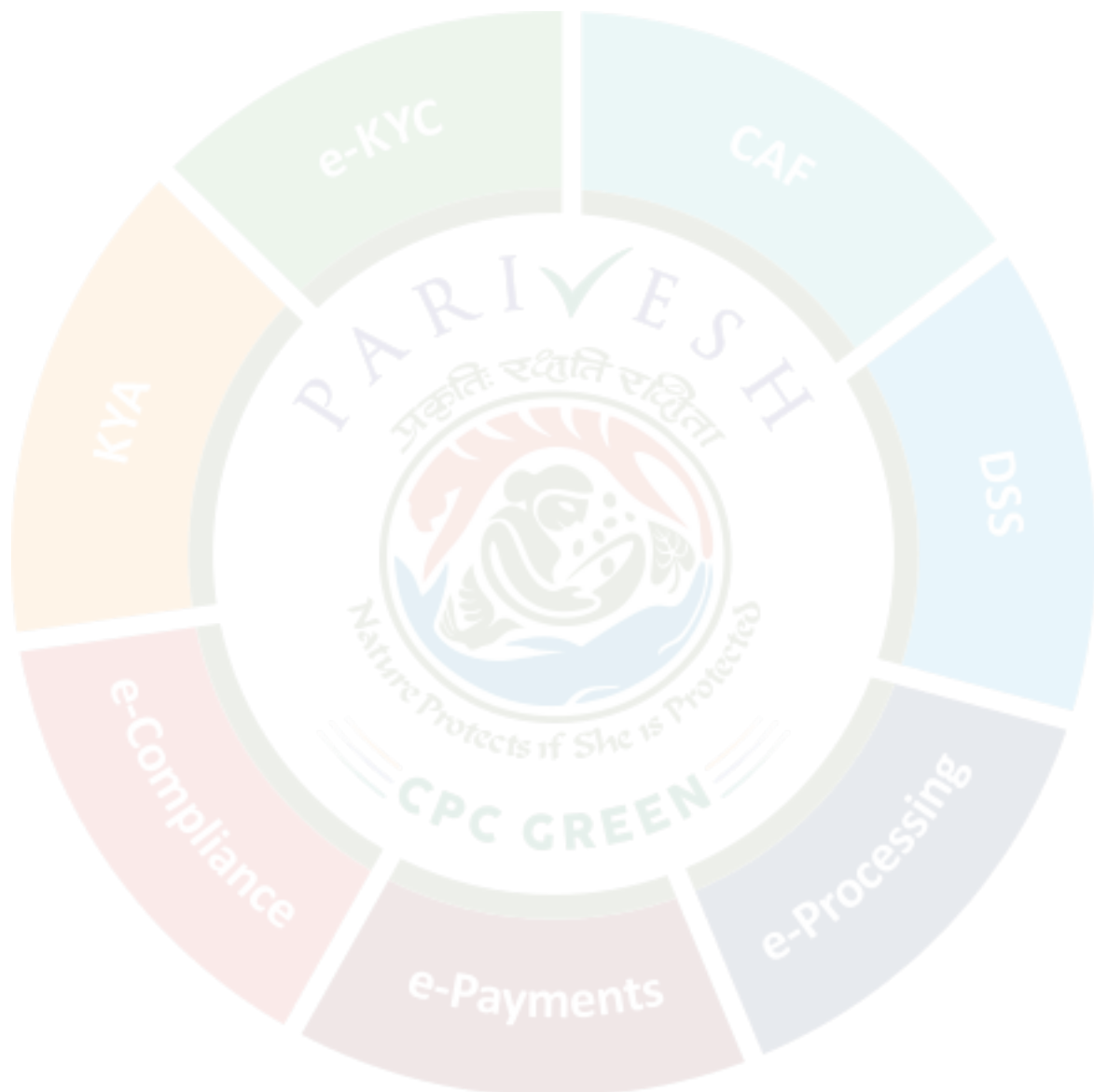
Annexure 2

Details of the Project

S. No.	Particulars	Details	
a.	Details of the Project	Proposed expansion in Residential cum Commercial Project “Sai World Empire” at Plot Bearing S. NO. 93/2+4, 93/3, 94/1, 94/2, 94/3A, 94/3B, 94/4, 102/1A, 102/1B, 102/3 102/4, 102/5A/2, 102/5B, 102/5C, 103/1A, 103/1B, 103/2A, 103/2B, 103/3 Village- Rohinjan, Panvel, Raigad, Maharashtra, by M/s Paradise Super Structures	
b.	Latitude and Longitude of the project site	19.0805053127053,73.07312894226062 19.0841401707175,73.07557462616153	
c.	Land Requirement (in Ha) of the project or activity	Nature of Land involved	Area in Ha
		Non-Forest Land (A)	6.626
		Forest Land (B)	0
		Total Land (A+B)	6.626
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)	105000	
g.	EMP Cost (in lacs)	3533.65	
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	244973.73	51083.71	296057.44	SQM.	NA
Non- FSI area	Product	257212.22	19657.9	276870.12	SQM.	NA
Total Construction area	Product	502186.34	70741.21	572927.55	SQM.	NA
building configuration	Product	0	0	0	NA	NA
BUILDING CONFIGURATION	Product	0	0	0	NA	NA



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/470804/2024
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To

M/s Paradise Super Structures,
S. NO. 93/2+4, 93/3, 94/1, 94/2, 94/3A,
94/3B, 94/4, 102/1A, 102/1B, 102/3 102/4,
102/5A/2, 102/5B, 102/5C, 103/1A,
103/1B, 103/2A, 103/2B, 103/3,
Village- Rohinjan, Panvel, Raigad.

Subject : Environmental clearance for Proposed expansion in Residential cum Commercial Project "Sai World Empire" at Plot Bearing S. NO. 93/2+4, 93/3, 94/1, 94/2, 94/3A, 94/3B, 94/4, 102/1A, 102/1B, 102/3 102/4, 102/5A/2, 102/5B, 102/5C, 103/1A, 103/1B, 103/2A, 103/2B, 103/3 Village- Rohinjan, Panvel, Raigad, Maharashtra, by M/s Paradise Super Structures.

Reference : Application no. SIA/MH/INFRA2/470804/2024

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 227th meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 299th (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 28th July, 2025.

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

Sr. No.	Description	Details	
1	Proposal Number	SIA/MH/INFRA2/470804/2024	
2	Name of Project	Proposed Expansion in Residential cum Commercial Project "Sai World Empire" at Plot Bearing S.NO. 93/2+4, 93/3, 94/1, 94/2, 94/3A, 94/3B, 94/4, 102/1A, 102/1B, 102/3 102/4, 102/5A/2, 102/5B, 102/5C, 103/1A, 103/1B, 103/2A, 103/2B, 103/3 Rohinjan, Panvel, Raigad, Maharashtra. By M/s. Paradise Superstructures	
3	Project category	8(b) B1	
4	Type of Institution	Private	
5	Project Proponent	Name	M/s. Paradise Superstructures
		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 S.NO. 93/2+4, 93/3, 94/1, 94/2, 94/3A, 94/3B, 94/4, 102/1A, 102/1B, 102/3 102/4, 102/5A/2, 102/5B, 102/5C, 103/1A, 103/1B, 103/2A, 103/2B, 103/3 Rohinjan, Panvel, Raigad, Maharashtra.			
9	Latitude and Longitude			Latitude: 19° 4'54.22"N Longitude: 73° 4'25.22"E			
10	Plot Area (Sq.m.)			66,260 Sq.m			
11	Deductions (Sq.m.)			16,803sq.m.			
12	Net Plot area (Sq.m.)			49,457 sq.m.			
13	Ground coverage (m ²) & %			37140 (56%)			
14	FSI Area (Sq.m.)			2,96,057.44sq.m.			
15	Non-FSI (Sq.m.)			2,76,870.12sq.m.			
16	Proposed built-up area (FSI + Non FSI) (Sq.m.)			5,72,927.55 sq.m.			
17	TBUA (m ²) approved by Planning Authority till date			Total FSI Area approved as per CC layout dated 28.03.2024 FSI Area: 2,96,006.05 sq.m.; Non-FSI Area: 278079.36 sqm. & Total Area Construction: 5,72,758.48 sqm.			
18	Earlier EC details with Total Construction area, if any.			EC vide F. No. SIA/MH/INFRA2/409229/2022 DTD. 18.05.2023, granted for Total Construction Area of 502185.95 sq.m.			
19	Construction completed as per earlier EC (FSI + Non FSI) (Sq.m.)			3,36,610.55 sq.m.			
20	Existing Building			Proposed Configuration			Reason for Modification / Change
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
	Tower 1 (CEASER)	G + P1 TO P3 + 37 floors	137.25	Tower 1 (CEASER)	G + P1 TO P3 + 37 floors	137.25	No change
	Tower 2 (ALEXANDER)	G + P1 TO P3 + 37 floors	137.25	Tower 2 (ALEXANDER)	G + P1 TO P3+37 floors	137.25	No change
	Tower 3 (NAPOLEON)	G + P1 TO P3 + 37 floors	137.25	Tower 3 (NAPOLEON)	G + P1 TO P3+37 floors	137.25	No change
	Tower 4 (CLEOPATRA)	G + P1 TO P3 + 41 floors	150.45	Tower 4 (CLEOPATRA)	G + P1 TO P3 + 46 floors	166.95	Addition of 5 upper floors (179.75 Topmost level Ht.)

	Tower 5 (CHARLES)	G + P1 TO P3 + 42 floors	153.75	Tower 5 (CHARLES)	G+P1 TO P3 + 46 floors	166.95	Addition of 4 upper floors (179.75 Topmost level Ht.)
	Tower 6 (Elizabeth)	G + P1 TO P3 + 42 floors	153.75	Tower 6 (Elizabeth)	G+P1 TO P3 + 46 floors	166.95	Addition of 4 upper floors (179.75 Topmost level Ht.)
	Commercial Mall	Basement + G + 1st & 2nd floor	13.05	Commercial Mall	Basement + G + 1st & 2nd floor	13.05	No change
	Basement	Below podium	-	Basement	Below podium		No change
	-	-	-	Tower no 7 (De Louis)	2 Basements + Gr. + 1st to 3rd podium + 4th to 40th floor	150.35	Newly proposed Building
	Club House	Lower Ground + Ground + P1 TO P3 + 4 th Floor	19.65	Club House	Lower Ground + Ground + P1 TO P3 + 4 th Floor	19.65 m.	No change
	Rental building 1	Gr. +23 floors	70.05	Rental building 1	Gr. + 28 floors	84.55	Addition of 5 upper Floors
	Rental building 2	Gr + 22 nd floors	67.15	Rental building 2	Gr + 23 floors	70.05	Addition of 1 upper floor
21	No. of Tenements & Shops			Residential units Sale: 1873 Rental- 1482		Balwadi – 4 welfare center – 4 Clubhouse: 1 Shops: 159 nos.	
22	Total Population			Total: 19,522 nos. (Residential: 16873 nos., Commercial: 894 nos., Others: 1755 nos.)			
23	Total Water Requirements CMD			2443 KLD			
24	Under Ground Tank (UGT) location			Basement & Below Ground			
25	Source of water			Maharashtra Jeevan Pradhikaran (MJP)			

26	STP Capacity & Technology	Total 2475 KLD, MBBR Technology			
27	STP Location	Underground and Open to sky			
28	Sewage Generation CMD & % of sewage discharge in the sewer line	2128 KLD, 35% to be discharged in sewer line			
29	Solid Waste Management during Construction Phase	Type	Quantity (Kg/d)		Treatment / disposal
		Dry waste	30 kg/day		Will be handed over to a recycler
		Wet waste	45 kg/day		Handed over to municipal waste collector
		Construction Waste	Top soil	9939.00 cum.	Being used for landscaping
			Extended podium demolition quantity	6041 cum.	Will be sent at another plot which is adjacent to their plot.
			Excavation quantity	2,90,000 cum.	Approximately 70,000 cum for plot levelling & Internal road development and remaining 2,20,000 cum will be sent at another plot which is adjacent to their plot.
			Empty cement bags	190922 Nos.	To be handed over to local recyclers
		Aggregates	127 MT	To be used as a layer for internal roads and building boundary wall.	
		Broken Tiles	3184 sq.m.	Waste tiles to be used as china mosaic for terraces.	
	Empty Paint Cans (20 litre/can)	4773 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	3777 kg/day		Will be handed over to a recycler
		Wet waste	5236 kg/day		Composting by OWC-manure produced will be used at a site for

				landscaping,						
		E-Waste	93330 kg/year	Will be collected and sent to MPCB authorized recyclers.						
		STP Sludge (dry)	106 kg/day	Dry sewage sludge will be used as manure for gardening.						
31	R.G. Area in sq.m.	<div>RG required –5376.56 sq.m</div> <div>RG provided on Mother earth- 6427.22</div> <div>Additional R.G. on Podium: - 9391.23 sq.m.</div> <div>Total – 15,818.45 sq.m</div> <div>Existing trees on the plot: - 00 nos.</div> <div>Number of trees to be cut: 0 nos.</div> <div>Number of trees to be transplanted: 0 nos.</div> <div>Number of trees to be retained: 00 nos.</div>								
		Number of trees to be planted: a) In R.G. area and around plot boundary: 618 nos. b) In Miyawaki Plantation (490 sq.m.): 1200 trees + 460 shrubs								
		Total no. of trees after development: 1818 nos + 460 shrubs								
32	Power requirement	<div>During Operation Phase:</div> <table><tr><td>Details</td><td></td></tr><tr><td>Connected load (kW)</td><td>32592 KW</td></tr><tr><td>Demand load (kW)</td><td>10813 KW</td></tr></table>			Details		Connected load (kW)	32592 KW	Demand load (kW)	10813 KW
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Demand load (kW)	10813 KW									
33	Energy Efficiency	a) Total Energy saving (%): Sale 24% & Rental: 21% b) Solar energy (%): Sale: 5.5% & Rental: 5.2%								
34	D.G. set capacity	1 x 300 KVA, 2 x 600 KVA, 2 x 380 KVA, 1 x 400 KVA, 1 x 450 KVA, 25 KVA, 1 x 125 kVA, 1 x 750 KVA								
35	No. of 4-W & 2-W Parking with 25% EV	4W Proposed: 2421 nos., 25% parking will be equipped with electric vehicle charging points 2 W Proposed: 1546 nos., 25% parking will be equipped with electric vehicle charging points								
36	No. & capacity of Rain water harvesting tanks /Pits	991 cu.m.								
37	Project Cost in (Cr.)	Rs. 1050 Cr.								
38	EMP Cost	a) Construction Phase: 1. Capital Cost: Rs. 146.4 Lakhs 2. O & M Cost: Rs. 332.8Lakhs b) Operation Phase: 1. Capital Cost: Rs. 3533.65 Lakhs (Including DMP) 2. O & M Cost: Rs. 298.33 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,

Sr. No.	Project Details	Details			
		Unit	As per EC Received dated 18.05.2023	For proposed expansion	Remarks
1	Plot area	Sq. m.	66,260	66,260	No change
2	Net Plot area	Sq. m.	44,251.00	49,457	Increase in net plot Area by 5,206 sq m. as the deduction for Amenity Space has been reduced from 10% to 5%
4	FSI area	Sq. m.	2,44,973.73	2,96,057.44	There is an increase in FSI area by 51083.71 sq. m. Due to proposed expansion in Sale Tower 4, 5, 6; Rental Building 1 & addition of new sale Tower
5	Non FSI area	Sq. m.	2,57,212.22	2,76,870.12	There is an increase in non-FSI area by 196579 sq. m.
6	Total Built up area (Construction area)	Sq. m.	5,02,185.95	5,72,927.55	There is an increase in Total Built up area by 70741.6 sq. m.
7	Project Cost	Rs.	950 Crores	10,50 Crores	Increase in project cost by 100cr.
8	Building Configuration				
	Buildings	Wings	Existing Configuration	Proposed Configuration	Remark
	Tower 1 (CAESAR)	1	G+P1 TO P3+37 floors	G + P1 TO P3+37 floors	No change
	Tower 2 (ALEXANDER)	1	G+P1 TO P3+37 floors	G + P1 TO P3+37 floors	No change
	Tower 3 (NAPOLEON)	1	G+P1 TO P3+37 floors	G + P1 TO P3+37 floors	No change
	Tower 4 (CLEOPATRA)	1	G+P1 TO P3+41 floors	G + P1 TO P3 + 46 floors	Addition of 5 upper floors

	Tower 5 (CHARLES)	1	G+P1 TO P3+42 floors	G + P1 TO P3 + 46 floors	Addition of 4 upper floors
	Tower 6 (Elizabeth)	1	G+P1 TO P3+42 floors	G + P1 TO P3 + 46 floors	Addition of 4 upper floors
	Commercial Mall	1	Basement + G + 1st & 2 nd floor	Basement + G + 1st & 2 nd floor	No Change
	Basement	--	Below Ground B1 and B2	Below Ground B1 and B2	No Change
	Tower no 7 (De Louis)	-	-	2 Basements + Gr. + 1st to 3rd podium + 4th to 40th floor	Newly Added Building
	Club House	1	Lower Ground + Ground + P1 TO P3 + 4 th Floor	Lower Ground + Ground + P1 TO P3 + 4 th Floor	No change
	Rental building 1	1	Gr. +23 floors	Gr. + 28 floors	Addition of 5 upper Floors
	Rental building 2	1	Gr + 22 nd floors	Gr + 23 floors	Addition of 1 upper floor
9	Number of tenants and shops				
	Residential Tenements	Nos.	Residential units: Sale 1,706 Rental 1,259 Balwadi & Welfare 8 Clubhouse: 1	Residential units Sale: 1,833 Rental- 1482 Balwadi – 4, welfare center – 4 Clubhouse: 1	As per revised planning
	Shops	Nos.	144	159	
10	No. of Expected Residents				
	Population		Resi: 14853 Comm: 2592 Total: 17,445	Resi:16,873 Comm.: 894 Balwadi, welfare center, clubhouse & others: 1755 Total: 19,522	Increase in Total Population by 2,076 nos. As per revised planning
11	Height of the building				
	Tower 1 (CAESAR)	meter	137.25	137.25	No change
	Tower 2 (ALEXANDER)	meter	137.25	137.25	No change
	Tower 3 (NAPOLEON)	meter	137.25	137.25	No change
	Tower 4 (CLEOPATRA)	meter	150.45	166.95	The height of the building is increased by

					22.7m.
	Tower 5 (CHARLES)	meter	153.75	166.95	The height of the building is increased by 22.7m.
	Tower 6 (Elizabeth)	meter	153.75	166.95	The height of the building is increased by 22.7m.
	Commercial building	meter	13.05	13.05	No change
	Club House	meter	19.65	19.65	No Change
	De Louis	meter		150.35	Newly Proposed
	Rental building 1	meter	70.05	84.55	The height of the building is increased by 14.5 m.
	Rental building 2	meter	67.15	70.05	The height of the building is increased by 2.9 m.
12	Total water requirement	KLD	1,738	2443	Increase in Environmental parameters due to propose expansion
13	Total Wastewater generation	KLD	1,616	2128.13	
14	STP capacity	KLD	750, 250 & 650 Total = 1,650	750, 800, 100 & 825 Total = 2475	
15	Total Solid waste generation	Kg/Day	6,659	9013	
16	No. of Parking				
	4 Wheelers	Nos.	1,317	2421	Parking Provided as per norms
	2 Wheelers	Nos.	2,079	1546	
17	Green Belt Development				
	Prop. Total R.G.	Sq.m.	RG provided on Mother Earth-5,170.58 RG provided on Podium-9,391.23 Total: 14,561.81	RG provided on Mother Earth-6427.22 RG provided on Podium 9391.23 Total: 15,818.45	As per norms
18	Power Requirement				
	Connected Load	Kw	47,150	32592.4	As per MSEDCL norms
	Maximum Demand	Kw	20,233	10813.5	
	D.G. sets	KVA	2 x 625 kVA + 600 kVA + 285 kVA, + 500 kVA + 385 kVA + 40 kVA	1 x 300KVA, 3 x 600KVA, 2x 380 KVA, 1 x 400 KVA, 1 x 450KVA, 25 KVA, 1 x 125 kVA, 1 x 750 KVA	

19	EMP cost				
	Operation Phase	Rs.	Capital Cost: 2545.38 Lakhs (Including DMP) O & M Cost: Rs. 151.47 Lakhs (Including DMP)	Capital Cost: 3533.65 Lakhs (Including DMP) O & M Cost: Rs. 298.33 Lakhs (Including DMP)	Increase in EMP cost due to propose expansion

3. Proposal is an expansion of existing construction project. PP has obtained first EC vide Letter No. SIA/MH/INFRA2/409229/2022 dated 18.05.2023 for total BUA of 502185.95 m2. Proposal was considered by SEIAA in its 299th (Day-1) meeting held on 28th July, 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:

A. 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. 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 to obtain NOC from Water Resource Department /Fisheries Department as the river Kirki is abutting the site.
6. 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.
7. PP to provide minimum distance of two meters between flushing water storage tank and domestic water storage tank to avoid accidental contamination. PP to submit revised plan.
8. PP to prepare a full-fledged Flood 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.
9. 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.
10. 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.

11. PP to complete tree plantation within the site during construction phase.
12. PP to provide adequate two-wheeler parking space considering the socio-economic status of the habitant in the proposed development and as per prevailing rules and regulations.
13. PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.

B. SEIAA Conditions-

1. PP has provided mandatory RG area of 5376.56 m² on mother earth. Local planning authority to ensure the compliance of the same.
2. Occupation certificate shall be issue only after availability of sustainable water supply.
3. 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.
4. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
5. 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.
6. 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.
7. SEIAA decided to grant EC for – FSI-2,96,006.05 m², Non FSI-2,78,079.36 m² and total BUA-5,72,758.48 m². (Plan approval No. PMC/TP/Rohinjan/93/2+4 & other/21-24/16094/1111/2024 dated 28/03/2024) (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
(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
7. Regional Officer, Maharashtra Pollution Control Board, Raigad.