



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

To,

The Legal & Liasoning Head

PARADISE SUPERSTRUCTURES

1701, Satra Plaza, Plot No 19 & 20, Sector 19D, Navi Mumbai 400 037 - 400703

**Subject:** Grant of Environmental Clearance (EC) to the proposed Project Activity under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/INFRA2/409229/2022 dated 04 Dec 2022. The particulars of the environmental clearance granted to the project are as below.

- |  |   |
|--|---|
| 1. EC Identification No.                   | <b>EC23B039MH188881</b>   |
| 2. File No.                                | SIA/MH/INFRA2/409229/2022   |
| 3. Project Type                            | Expansion   |
| 4. Category                                | B   |
| 5. Project/Activity including Schedule No. | 8(b) Townships and Area Development projects.   |
| 6. 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 Super Structures |
| 7. Name of Company/Organization            | PARADISE SUPERSTRUCTURES  |
| 8. Location of Project                     | MAHARASHTRA   |
| 9. TOR Date                                | N/A   |

The project details along with terms and conditions are appended herewith from page no 2 onwards.

Date: 18/05/2023

(e-signed)  
**Pravin C. Darade , I.A.S.**  
**Member Secretary**  
**SEIAA - (MAHARASHTRA)**

*Note: A valid environmental clearance shall be one that has EC identification number & E-Sign generated from PARIVESH. Please quote identification number in all future correspondence.*

*This is a computer generated cover page.*

## STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/409229/2022  
Environment & Climate Change Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.

To  
M/s. Paradise Super Structures  
Rohinjan, Panvel, Raigad

Subject: Environment 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 Rohinjan, Panvel, Raigad by M/s. Paradise Super Structures

Reference: Application no. SIA/MH/INFRA2/409229/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 194<sup>th</sup> meeting under screening category 8(b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 258<sup>th</sup> meeting (Day-3) of State Level Environment Impact Assessment Authority (SEIAA) held on 12.04.2023.

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

Sr No.	Description	Details	
1	Proposal Number	SIA/MH/INFRA/409229/2022	
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	8b 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-19D, Vashi, Navi Mumbai.
		Contact number	9167216345
		e-mail	rajen@paradisegroup.co.in
6	Consultant	Enviro Analysts & Engineers Pvt. Ltd.	
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° 4'56.65"N; Longitude: 73° 4'26.96"E					
10	Plot Area (sq.m.)	66,260.00 sqm.					
11	Deductions (sq.m.)	22009 sqm.					
12	Net Plot area (sq.m.)	44,251.00 sqm					
13	Ground coverage (m <sup>2</sup> ) & %	34,838.11 sq. m. (53%)					
14	FSI Area (sq.m.)	2,44,973.73 sqm					
15	Non-FSI (sq.m.)	2,57,212.22 sqm					
16	Proposed built-up area (FSI + Non FSI) (sq.m.)	5,02,185.95 sqm					
17	TBUA (m <sup>2</sup> ) approved by Planning Authority till date	FSI Area: 244465.71 Sq. m. NON-FSI Area: 257720.24 sqm. Total construction Area: 502185.95 sqm.					
18	Earlier EC details with Total Construction area, if any.	FSI area 176748.51 sq. m. Non FSI area: 220019.9 sq.m. Total Construction area: 396768.41 Sq. m.					
19	Construction completed as per earlier EC (FSI + Non FSI) (sq. m.)	FSI area 99660.44 sq. m. Non FSI area: 62648.31 sq. m. Total Construction area: 162308.80 Sq. m.					
20	Previous EC / Existing Building			Proposed Configuration			Reason for Modification / Change
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
	Tower 1 (CAESAR)	G+P1 TO P3+34 floors	127.15	Tower 1 (CAESAR)	G+P1 TO P3+37 floors	137.25	Addition of 3 upper flrs. (Building Constructed upto G+P1 TO P3+ 34 Flr)
	Tower. 2 (ALEXANDER)	G+P1 TO P3+34 floors	127.15	Tower. 2 (ALEXANDER)	G+P1 TO P3+37 floors	137.25	Addition of 3 upper flrs. (Building Constructed upto G+P1 TO P3+ 34

							Flr)
	Tower 3 (NAPOLEON)	G+P1 TO P3+34 floors	127.15	Tower 3 (NAPOLEON)	G+P1 TO P3+37 floors	137.25	Addition of 3 upper flrs (Building Constructe d upto G+P1 TO P3+ 34 Flr)
	Tower. 4 (CLEOPATRA)	G+P1 TO P3+35 floors	123.95	Tower. 4 (CLEOPATRA)	G+P1 TO P3+41 floors	150.45	Addition of 6 upper flrs
	Tower 5 (CHARLES)	G+P1 TO P3+35 floors	123.95	Tower 5 (CHARLES)	G+P1 TO P3+42 floors	153.75	Addition of 7 upper flrs
	Tower 6 (Elizabeth)	G+P1 TO P3+35 floors	123.95	Tower 6 (Elizabeth)	G+P1 TO P3+42 floors	153.75	Addition of 7 upper flrs
	-	-	-	Commercial mall	Basement + G + 1st & 2nd floor	13.05	Extended part common parking podium is proposed to be converted into commerci al mall (The Extended podium constructe d as per earlier EC will be demolishe d)
	-	-	-	Basement	Below podium	-	Work not yet started, Common basement below

							podium area
	Clubhouse	Lower Ground + Ground + P1 TO P3 + 4th Floor	19.50	Clubhouse	Lower Ground + Ground + P1 TO P3 + 4th Floor	19.65	The height of the building has increased by 0.15 m.
	Rental building 1	Gr. +23 floors	70.05	Rental building 1	Gr. +23 floors	70.05	No change (Construction work in progress)
	Rental building 2	Gr + 22nd floors	67.15	Rental building 2	Gr + 22nd floors	67.15	No change (Construction work in progress)
21	No. of Tenements & Shops		Residential units: Sale component- 1706 Rental component- 1,259 Shops: 144 Balwadi & Welfare: 8 Nos. Clubhouse: 1				
22	Total Population		Residential: 14853 Nos. (Rental 5,036 + sale 9817) Commercial, BWS & clubhouse: 2,592 Nos. (280 in rental + 2,312) Total: 17,445 Nos.				
23	Total Water Requirements CMD		2187 KLD				
24	Underground Tank (UGT) location		Sale Component: Basement Rental Component: Below Ground				
25	Source of water		Maharashtra Jeevan Pradhikaran				
26	STP Capacity & Technology		Sale Component: 750 KLD + 750 KLD Rental Component: 650 KLD				
27	STP Location		Below Ground				
28	Sewage Generation CMD & % of sewage discharge in sewer line		1950 KLD				

29	Solid Waste Management during Construction Phase	type	Quantity (Kg/d)		Treatment / disposal		
		Dry waste	12		Will be handed over to a recycler		
		Wet waste	18		Handed over to municipal waste collector		
		Construction waste					
		Particulars	Quantity	Units	Management		
		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		
		Steel	32	MT	To be handed over to local recyclers		
30		Aggregates	127	MT	To be used as a layer for internal roads and building boundary wall.		
		Broken Tiles	3184	sqm	Waste tiles to be used as china mosaic for terraces.		
		Empty Paint Cans (20 litre/ can)	4773	nos	To be handed over to recycler		
		Total Solid Waste Quantities with type during Operation Phase &	Type	Quantity (Kg/d)		Treatment / disposal	
			Dry waste	4263		Recycler	
	Wet waste	3682		OWC			

	Capacity of OWC to be installed	E-Waste STP Sludge (dry)	27 97	Authorised Recycler Dry sewage sludge will be treated as per Hazardous waste management rules
31	R.G. Area in sq.m.	RG. Required for 8% (Rental Scheme) = 2655.06 sqm. + 885.02 sqm. RG. Required for additional plot 10% = 1420 sqm. <b>Total RG required= 4960 sqm.</b> Proposed RG on ground = 5170.58 sqm Proposed RG on Podium = 9391.23 sqm <b>Total RG provided= 14561.81 sqm.</b> Existing trees on plot: 00 Number of trees to be planted: a) In RG area: 553 b) In Miyawaki Plantation (with area); - 1200 nos.) Area for Miyawaki = 460 sqm. Number of trees to be cut: 00 Number of trees to be transplanted: 00		
32	Power requirement	During Operation Phase: Connected Load= 38812 KW, Maximum demand= 12881 KW		
33	Energy Efficiency	a) Total Energy saving (%): Sale Component 28%; Rental Component: 21.10 % b) Solar energy (%): Sale Component 5.38 %; Rental Component: 1.46 %		
34	D.G. set capacity	<b>Sale:</b> 2 x 380 KVA + 400 KVA + 450 KVA + 500 KVA + 25 KVA + 750 KVA + 600 KVA <b>Rental:</b> 500 kVA, 385 KVA & 40 kVA		
35	No. of 4-W & 2-W Parking with 25% EV	4W – 2304 Nos., 2W – 1581 Nos., (25% vehicle provided EV charging facility)		
36	No. & capacity of Rain water harvesting tanks /Pits	2 RWH tank is proposed which has a total capacity of 700 cum. & 245 cu.m.		
37	Project Cost in (Cr.)	950		
38	EMP Cost	Capital cost: Rs. 2545.38 Lakhs O & M cost: 151.47 Lakhs		
39	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	CER shall be implemented as part of EMP as prescribed by SEAC as mentioned in OM F.No.22-65/2017-IA.III dated September 30,2020.		
40	Details of Court Cases/litigations w.r.t the project and project location, if any.	NA		

The comparative statement showing details of project as per earlier EC and proposed expansion is as below:

Sr. No.	Project Details	Unit	Details		
			As per EC Received dated 23.10.2017	For proposed expansion	Remarks
1	Plot area	Sq. m.	66,260	66,260	No change
2	Net Plot area	Sq. m.	4,4251.00	44,251.00	
4	FSI area	Sq. m.	176,748.51	2,44,973.73	There is an increase in FSI area by 68225.22 sq. m. as per UDCPR. No change in rental component.
5	Non FSI area	Sq. m.	2,20,019.9	2,57,212.22	There is an increase in Non- FSI area by 37192.32 sq. m.
6	Total Built up area (Construction area)	Sq. m.	3,96,768.41	5,02,185.95	There is an increase in Total Built up area by 105417.54 sq. m.
7	Project Cost	Rs.	175.0 Crores	950 Crores	Increase in project cost
8	<b>Building Configuration</b>				
	Buildings	Wings	Existing Configuration	Proposed Configuration	Remark
	Tower 1 (CAESAR)	1	G+P1 TO P3+34 floors	G+P1 TO P3+37 floors	Addition of 3 upper floors
	Tower 2 (ALEXANDER)	1	G+P1 TO P3+34 floors	G+P1 TO P3+37 floors	Addition of 3 upper floors
	Tower 3 (NAPOLEON)	1	G+P1 TO P3+34 floors	G+P1 TO P3+37 floors	Addition of 3 upper floors
	Tower 4 (CLEOPATRA)	1	G+P1 TO P3+35 floors	G+P1 TO P3+41 floors	Addition of 6 upper floors
	Tower 5 (CHARLES)	1	G+P1 TO P3+35 floors	G+P1 TO P3+42 floors	Addition of 7 upper floors
	Tower 6	1	G+P1 TO P3+35	G+P1 TO P3+42	Addition of 7 upper



	(Elizabeth)		floors	floors	floors
	Commercial Mall	1		Basement + G + 1st & 2 <sup>nd</sup> floor	Extended part common parking podium is proposed to be converted into commercial mall (The Extended podium constructed as per earlier EC will be demolished)
	Basement	--		Below podium	Work not yet started, Common basement below podium area
	Club House	1	Lower Ground + Ground + P1 TO P3 + 4 <sup>th</sup> Floor	Lower Ground + Ground + P1 TO P3 + 4 <sup>th</sup> Floor	No change
	Rental building 1	1	Gr. +23 floors	Gr. +23 floors	No change
	Rental building 2	1	Gr + 22 <sup>nd</sup> floors	Gr + 22 <sup>nd</sup> floors	No change
9	<b>Number of tenants and shops</b>				
	Residential Tenements	Nos.	(1,444+1,259) = 2,703 Balwadi & Welfare: 8 Nos. Clubhouse: 1	Residential units: Sale component- 1706 Rental component- 1,259 Balwadi & Welfare: 8 Nos. Clubhouse: 1	Residential Tenements is increased by 262 nos.
	Shops	Nos.	47	144	As per revised planning
10	<b>No. of Expected Residents</b>				
	population		14,090	17,445	As per revised planning
11	<b>Height of the building</b>				
	Tower 1 (CAESAR)	meter	127.15	137.25	The height of the building is increased by 10.1 m.
	Tower 2 (ALEXANDER)	meter	127.15	137.25	The height of the building is increased

					by 10.1 m.
	Tower 3 (NAPOLEON)	meter	127.15	137.25	The height of the building is increased by 10.1 m.
	Tower 4 (CLEOPATRA)	meter	123.95	150.45	The height of the building is increased by 26.5 m.
	Tower 5 (CHARLES)	meter	123.95	153.75	The height of the building is increased by 29.8 m.
	Tower 6 (Elizabeth)	meter	123.95	153.75	The height of the building is increased by 29.8 m.
	Commercial building	meter	-	13.05	Newly proposed
	Club House	meter	19.50	19.65	No Change
	Rental building 1	meter	70.05	70.05	No Change
	Rental building 2	meter	67.15	67.15	No Change
12	Total water requirement	KLD	1,738	2187	Increase in Environmental parameters
13	Total Wastewater generation	KLD	1,616	1950	
14	STP capacity	KLD	750, 250 & 650 Total = 1,650	750,750 & 650 Total = 2150	
15	Total Solid waste generation	Kg/Day	6,659	7945	
16	<b>No. of Parking</b>				
	4 Wheelers	Nos.	1,317	2,304	Parking Provided as per norms
	2 Wheelers	Nos.	2,079	1498 (Sale) + 83 (Rental)	
17	<b>Green Belt Development</b>				
	Prop. Total R.G.	Sq.m.	12,289.87	14561.81	As per norms
18	<b>Power Requirement</b>				
	Connected Load	Kw	47,150	38812	Revised as per MSEDCL Norms.
	Maximum Demand	Kw	20,233	12881	

	D.G. sets	KVA	2 x 625 kVA + 600 kVA + 285 kVA, + 500 kVA + 385 kVA + 40 kVA	Sale: 2 x 380 KVA + 400 KVA + 450 KVA + 500 KVA + 25 KVA + 750 KVA + 600 KVA Rental: 500 kVA, 385 KVA & 40 kVA	
19	<b>Cost for EMP</b>				
	Capital	Rs. In Lacs	866.9	2545.38	Increase in EMP cost due to increase in environmental parameters.
	O & M	Rs. In Lacs/Yr.	93.5	151.47	

3. Proposal is an expansion of existing construction project. PP has obtained earlier Environment Clearance vide F. No- 21-35/2016-IA-III, dated: 23/10/2017 for Plot area: 66,260.00 Sq. Mtrs., FSI area: 1,76,748.51 Sq. Mtrs., Non-FSI: 2,20,019.90 Sq. Mtrs. and Total Construction Area: 3,96,768.41 Sq. Mtrs. Proposal has been considered by SEIAA in its 258<sup>th</sup> meeting (Day-3) 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 submit 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.
- 2.PP to obtain following NOCs & remarks as per amended planning:  
a) Water supply; b) CFO NOC for Tower no- 4 to 6; c) Tree NOC.
- 3.PP to submit compliance of observations made by Regional Officer, MOEF&CC, Nagpur by their site visit report dated:13/01/2023.
- 4.Planning authority to ensure that assured water supply, sewer and storm water drainage network is made available in the vicinity of the project before issuing occupation certificate to the project.
- 5.PP to submit revised carbon foot print report considering the proposed plants/trees having high carbon sequestration.
- 6.PP to submit layout/sections with levels, sizing and volume of tanks for proposed STPs; PP to provide 1.5 Mtr. parapet wall to open to sky area of STP.
- 7.PP to obtain Water NOC signed by higher authorities (Chief Engineer/ Executive Engineer).
- 8.PP to kept OWC of rental building 1.5 Mtr. away from boundary wall.

**B. SEIAA Conditions-**

1. 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.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
  3. 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.
  4. SEIAA after deliberation decided to grant EC for – FSI –2,44,973.73 m2, Non FSI- 2,57,212.22 m2, Total BUA- 5,02,185.95 m2. (Plan approval No.PMC/16094/TPD/3043/2022, dated-30.12.2022) (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](http://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, SO<sub>2</sub>, NO<sub>x</sub> (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, 1<sup>st</sup> Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.



Pravin Darade  
(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, Navi Mumbai