

## STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/440070/2023  
Environment & Climate  
Change Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.

To

M/s. Paradise Infra-Con Pvt. Ltd.,  
Plot No. 10, 10 B, Sector 35/F,  
Kharghar Navi Mumbai.

Subject : Environmental Clearance for Proposed Expansion in Residential Development with part commercial on Ground "Sai Symphony" at Plot No. 10, 10 B, Sector 35/F, Kharghar Navi Mumbai Maharashtra- 410210 by M/s. Paradise Infra-Con Pvt. Ltd.

Reference : Application no. SIA/MH/INFRA2/440070/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 214<sup>th</sup> meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 269<sup>th</sup> (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 1<sup>st</sup> November, 2023.

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

Sr. No.	Description	Details	
1	Proposal Number	SIA/MH/MIS/ 440070/2023	
2	Name of Project	Proposed Expansion in Residential Development with part commercial on Ground "Sai Symphony" at Plot No. 10, 10 B, Sector 35/F, Kharghar Navi Mumbai Maharashtra- 410210 proposed by M/S. Paradise Infra-Con Pvt. Ltd	
3	Project category	8(a), B2	
4	Type of Institution	Private	
5	Project Proponent	Name	M/s. Paradise Infra-Con Pvt. Ltd
		Regd. Office address	1701, Satra Plaza, Plot No. 19 & 20, Sector - 19D, vashi, Navi Mumbai
		Contact number	022 - 27839000
		e-mail	
6	Consultant	Name: M/s. Enviro Analysts & Engineers Pvt. Ltd. NABET Accreditation No: NABET/EIA/2124/SA0193 Validity: 18.06.2024	
7	Applied for	Expansion Project	

8	Location of the project		Plot No. 10, 10 B, Sector 35/F, Kharghar, Navi Mumbai Maharashtra- 410210				
9	Latitude and Longitude		Latitude: 19° 4'18.63"N Longitude: 73° 4'23.02"E				
10	Plot Area (Sq.m.)		6299.52 Sq. m.				
11	Deductions (Sq.m.)		00 sq. m.				
12	Net Plot area (Sq.m.)		6299.52 Sq. m.				
13	Ground coverage (m <sup>2</sup> ) & %		3779.78 Sq. m. (60%)				
14	FSI Area (Sq.m.)		17,331.47 Sq. m.				
15	Non-FSI (Sq.m.)		12,010.09 Sq. m.				
16	Proposed built-up area (FSI + Non FSI) (Sq.m.)		29,341.56 Sq. m.				
17	TBUA (m <sup>2</sup> ) approved by Planning Authority till date		FSI: 17,331.47 Sq. m. Non-FSI: 12,010.09 Sq. m. Total Construction Area: 29,341.56 sqm.				
18	Earlier EC details with Total Construction area, if any.		EC Received Letter No. SIA/MH/MIS/251747/2022 dated 26.08.2022 <ul style="list-style-type: none"> <li>• FSI: 14753.166 Sq. m. (Restricted: 12,767.686 sqm.)</li> <li>• Non-FSI: 7,140.840 Sq. m. (Restricted: 7,103,242 sqm.)</li> <li>• Total Construction Area: 21,894.006 sqm. (Restricted 19,870.928 sqm.)</li> </ul>				
19	Construction completed as per earlier EC (FSI + Non FSI) (Sq.m.)		Total Construction Area: 18,541.835				
20	Previous EC / Existing Building			Proposed Configuration			Reason for Modification / Change
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
	Building No.1	Gr. (stilt & shops) + 1st podium + 2nd to 24th Residential Floors	77.5 m	Building No.1	Gr. (St. & shops) + 1 <sup>st</sup> Podium + 2 <sup>nd</sup> to 27 <sup>th</sup> Residential Floors	86.50	
				Parking Structure	St + 4 Parking Floors	12.5	Newly Proposed.
21	No. of Tenements & Shops		Residential -208 No's Shops: 18 Nos				
22	Total Population		Residential: 1040 No's Shops: 136 No's Total: 1176 No's				

23	Total Water Requirements CMD	147 KLD			
24	Under Ground Tank (UGT) location	Below ground			
25	Source of water	CIDCO			
26	STP Capacity & Technology	150 KLD, MBBR			
27	STP Location	Below Ground 40% open to sky			
28	Sewage Generation CMD & % of sewage discharge in the sewer line	150 KLD Sewage Generation & 52 KLD (35%) of Treated sewage discharge in the municipal sewer line. 18 KLD Excess treated water to Road Median.			
29	Solid Waste Management during Construction Phase	<b>Type</b>	<b>Quantity (Kg/d)</b>	<b>Treatment / disposal</b>	
		Dry waste	08 kg/day	Will be handed over to a recycler	
		Wet waste	12 kg/day	Handed over to municipal waste collector	
		Construction waste	Topsoil	945 Cum	Being used for landscaping
			Debris	800 Cum	We have already used the maximum quantity in plot & remaining will be used internal road development.
			Empty cement bags	5685 Nos.	To be handed over to local recyclers
			Steel	1 MT	To be handed over to local recyclers
			Aggregates	5 MT	To be used as a layer for internal roads and building boundary walls.
			Broken Tiles	115 sqm	Waste tiles to be used as china mosaics for terraces.
Empty Paint Cans (20 liter/ can)	145 Nos.		To be sold to recycler		
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed		<b>Type</b>	<b>Quantity (Kg/d)</b>	<b>Treatment / disposal</b>
		Dry waste	328 kg/day	Will be handed over to a recycler	
		Wet waste	219 kg/day	Composting by OWC-manure produced will be used at a site for landscaping.	
		E-Waste	656 kg/ year	Will be collected and sent to MPCB	

				authorized recyclers.						
		STP Sludge (dry)	07 kg/day	Dry sewage sludge will be used as manure for gardening.						
31	R.G. Area in sq.m.	<table border="1"> <tr> <td>RG required – 629.952 sq. m.</td> </tr> <tr> <td>RG provided on Mother earth- 630 sqm.</td> </tr> <tr> <td>RG provided on the Podium – 630 sq. m.</td> </tr> <tr> <td>Total – 1260 sq. m.</td> </tr> </table> <p>Existing trees on the plot: 02  Number of trees to be cut: 01  Number of trees to be transplanted: 00  Trees to be planted against cut: 15 nos.  Number of trees to be planted:  a) In RG area: 79 nos.  b) In Miyawaki Plantation (with area): NA  Total Nos. of trees on plant after completion: 95 nos.</p>			RG required – 629.952 sq. m.	RG provided on Mother earth- 630 sqm.	RG provided on the Podium – 630 sq. m.	Total – 1260 sq. m.		
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32	Power requirement	<p>During Operation Phase:</p> <table border="1"> <thead> <tr> <th>Details</th> <th>MSEDCL</th> </tr> </thead> <tbody> <tr> <td>Connected load (kW)</td> <td>2997 KW</td> </tr> <tr> <td>Demand load (kW)</td> <td>716 KW</td> </tr> </tbody> </table>			Details	MSEDCL	Connected load (kW)	2997 KW	Demand load (kW)	716 KW
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Connected load (kW)	2997 KW									
Demand load (kW)	716 KW									
33	Energy Efficiency	<p>a) Total Energy saving (%): 23 %  b) Solar energy (%): 5.42 %</p>								
34	D.G. set capacity	1 x 300 KVA								
35	No. of 4-W & 2-W Parking with 25% EV	<p>4-Wheelers – 320 Nos (EV:52 Nos)  2-Wheeler –56 Nos</p>								
36	No. & capacity of Rain water harvesting tanks /Pits	1 RWH tank of capacity 90 cu.m/day.								
37	Project Cost in (Cr.)	Rs. 64 Cr								
38	EMP Cost	<p>a) Construction phase:  1.Capital Cost- Rs. 33.80 Lakhs  2.O &amp; M Cost- Rs. 28 Lakhs/Annum.  b) Operation Phase:  1.Capital Cost- Rs. 303 Lakhs  2.O &amp; M Cost- Rs. 33.3 Lakhs/Annum.</p>								
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 the project details approved as per earlier EC and the project details with respect proposed expansion in the project as below:

Sr. No.	Project Details		Details		
	Unit	As per EC Received dated 26.08.2022	For proposed Amendment / expansion	Remarks	
1	Plot area	Sq.m.	6299.52	6299.52	No change
2	Net Plot area	Sq.m.	6299.52	6299.52	No change
4	FSI area	Sq.m.	Appraised: 14753.166 Restricted:12,767.686	17,331.47	Increase in Areas due to propose expansion
5	Non FSI area	Sq.m.	Appraised: 7140.840 Restricted: 7,103.242	12,010.09	
6	Total Built up area (Construction area)	Sq.m.	Appraised: 21894.006 Restricted: 19,870.928	29341.56	
7	Ground-coverage Area: (sqm) % on net plot	Sq.m	2,633.74 (41.80)	3,779.78	Increase in Ground Coverage area due to propose expansion.
8	Project Cost	Rs.	60 CR.	64 cr.	Increase in project cost due to proposed expansion
9	<b>Building Configuration</b>				
	Buildings	Wings	Configuration	Configuration	
	Building No. 1	-	Gr. (St. & shops) + 1 <sup>st</sup> Podium + 2 <sup>nd</sup> to 24 <sup>th</sup> Residential Floors	Gr. (St. & shops) + 1 <sup>st</sup> Podium + 2 <sup>nd</sup> to 27 <sup>th</sup> Residential Floors	Vertical Expansion by addition of 3 upper floors
	Parking Structure	-	-	St. + 4 Parking Floors	Newly Proposed
10	<b>Number of tenants and shops</b>				
	Residential	Nos	180	208	Increase in residential tenements due to propose vertical expansion.
	Commercial	Nos	18	18	No change in Shop nos.
11	<b>No. of expected Residents</b>				
	Residential	Nos.	900	1040	Increase in residential tenements due to propose vertical expansion
	Shops	Nos.	136	136	

	Total	Nos.	1036	1176	
12	<b>Height of the building</b>				
	Building No.1	m.	77.5	86.5	The building height is increased by 9 m in height
	Parking Structure	m.	-	12.15	Newly proposed.
13	Total water requirement	KLD	Domestic.: 83 Flushing: 43 Landscape: 6 T:138	Domestic: 95 Flushing: 49 Landscape: 3 Total: 147	Increase in Environmental Parameters due to increase in residential units.
14	Wastewater generation	KLD	122	135	
15	STP capacity	KLD	130	150	
16	Total Solid waste generation	Kg/Day	Bio: 194 Non-Bio: 290 Total: 484	B: 219 N.B: 328 Total: 547	
17	<b>No. of Parking</b>				
	4 Wheelers	Nos.	146	232	Increase in Parking Nos. due to propose expansion
	2 Wheelers	Nos.	52	56	
18	<b>Green Belt Development</b>				
	Prop. R.G.	Total Sq.m.	Podium: 1514	Ground: 630 sqm. Podium: 630 sqm Total: 1,260 sqm.	As per revised planning
19	<b>Power Requirement</b>				
	Connected Load	Kw	2579	2997	Increase in power requirement due to proposed expansion.
	Maximum Demand	Kw	595	716	
	D.G.sets	KVA	1 x 285 KVA	1 x 300 KVA	
	<b>Cost of EMP</b>				
	Capital	Rs. In Lakhs	285	303	Increase in EMP cost due to proposed expansion.
	O & M	Rs. In Lakhs	24.5	33.3	

3. Proposal is an expansion of existing construction project. Project had received earlier Environment Clearance vide EC Identification No. - EC22B038MH110644 (File No. - SIA/MH/MIS/251747/2022) dated 26/08/2022 for total plot area of 6,299.52 Sq.Mtrs., FSI area of 12,767.686 Sq.Mtrs. and Total Construction Area of 19,870.928 Sq.Mtrs which was restricted as per approvals received from the planning authority. Proposal has been considered by SEIAA in its 269<sup>th</sup> (Day-1) meeting held on 1<sup>st</sup> November, 2023. 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 revised 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 required RG area on mother earth as per Hon'ble Supreme court order.
2. PP to obtain the following NOCs & remarks as per amended planning:  
a)Sewer connection; b) SWD remarks; c) Tree NOC.
3. PP to obtain certified compliance report of earlier EC from Regional Office, MOEF&CC, Nagpur.
4. PP to obtain revised CFO NOC as per revised RG area planning.
5. PP to submit undertaking and architect certificate mentioning that there is no change in the foot print as approved in earlier EC.
6. PP to reduce discharge of treated water up to 35%; PP to submit undertaking from CIDCO/NMMC for use of 18 kld excess treated water for road medians.

**B. SEIAA Conditions-**

1. PP has provided mandatory RG area of 629.95 m2 on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. 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.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. 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.
5. SEIAA after deliberation decided to grant EC for-FSI- 17331.47 m2, Non FSI- 12010.09 m2, total BUA-29,341.56 m2. (Plan approval No-CIDCO/BP-15278/TPO(NM)/2023/4940, dated-07.08.2023).

**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 break-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.