



File No: SIA/MH/INFRA2/571911/2026

State Environment Impact Assessment Authority (SEIAA), Maharashtra

(Constituted as per the provision of EIA Notification, 2006, as amended by the Ministry of Environment, Forest and Climate Change, Government of India)

Date 20/07/2026



To,

Umeshkumar Upadhyay
CHARIOT PROPERTIES LLP
1701, Satra Plaza, Plot no. 19, 20, Sector 19 D, Vashi, Navi Mumbai , THANE, MAHARASHTRA, ,
400705
admin@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/INFRA2/571911/2026 dated 25/03/2026 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.	EC26B3813MH5733642N
(ii) File No.	SIA/MH/INFRA2/571911/2026
(iii) Clearance Type	Fresh EC
(iv) Category	B1
(v) Project/Activity Included Schedule No.	8(b) Townships/ Area Development Projects / Rehabilitation Centres Proposed Expansion in Residential & Commercial Development on plot bearing S.No. 31/B, 33/2, 33/3, 61/1, 61/2, 61/3, 62/1/A, 62/1B, 62/1 (PT.) at village Ghot, Taluka Panvel, Dist. Raigad by M/s. Chariot Properties LLP
(vii) Name of Project	CHARIOT PROPERTIES LLP
(viii) Name of Company/Organization	RAIGAD, MAHARASHTRA
(ix) Location of Project (District, State)	SEIAA
(x) Issuing Authority	No
(xi) Applicability of General Conditions as per EIA Notification, 2006	

Plot/Survey Khasra Nos.:

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. Umeshkumar Upadhyay under the provisions of EIA Notification, 2006 and as amended thereof subject to compliance of the Specific and Standard EC conditions as given in Annexure (1)
8. The Ministry reserves the right to stipulate additional conditions, if found necessary.
9. The Environmental Clearance to the aforementioned project is under provisions of EIA Notification, 2006. It does not tantamount to approvals/consent/permissions etc. required to be obtained under any other Act/Rule/regulation. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes, as applicable, to the project.
10. The Project Proponent is under obligation to implement commitments made in the Environment Management Plan, which forms part of this EC.
- 11.
12. 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.
13. This issues with the approval of the Competent Authority

Copy To

1. The Deputy Director General, Regional Office, Deputy Director General Of Forests (C) Ministry Of Environment Forest And Climate Change Integrated Regional Office Ground Floor East Wing New Secretariat Building Civil Lines Nagpur-440001., N/A, N/A, apccfcentral-ngp-mef@gov.in
2. The Member Secretary, SPCB/PCC, Kalptaru Point 2nd - 4th Floor Opp. Cine Planet Sion Circle Sion (E), Mumbai, Maharashtra, mpcbparivesh@mpcb.gov.in

Annexure 1**Specific EC Conditions for (Townships/ Area Development Projects / Rehabilitation Centres)****1. Specific Condition**

S. No	EC Conditions																										
1.1	<table> <tr> <th data-bbox="336 689 438 725">Sr. No.</th><th data-bbox="438 689 1469 725">Conditions</th></tr> <tr> <td data-bbox="336 725 438 981">1.</td><td data-bbox="438 725 1469 981">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 the prevailing Hon'ble Supreme Court Order. PP to obtain all Mandatory NOCs from the Competent Authority required for the Proposed Project. The planning authority shall not grant an occupation certificate unless the PP obtain all NOCs.</td></tr> <tr> <td data-bbox="336 981 438 1070">2.</td><td data-bbox="438 981 1469 1070">PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of the requirements of EIA notification 2006, amended from time to time.</td></tr> <tr> <td data-bbox="336 1070 438 1160">3.</td><td data-bbox="438 1070 1469 1160">The local panning authority to ensure that; no development permission is given in the buffer zone of CHWTSDF and dumping ground area.</td></tr> <tr> <td data-bbox="336 1160 438 1249">4.</td><td data-bbox="438 1160 1469 1249">PP to implement newer technology/ mitigation measures to avoid foul smelling in the proposed site due to near by dumping ground and CHWTSDF.</td></tr> <tr> <td data-bbox="336 1249 438 1339">5.</td><td data-bbox="438 1249 1469 1339">PP to plan internal SWD and Sewer drains considering within plot and surrounding area contour levels and water runoff.</td></tr> <tr> <td data-bbox="336 1339 438 1429">6.</td><td data-bbox="438 1339 1469 1429">PP to provide on line air quality monitoring system along with provision of legible display board (Digital) of air quality status on 24x7 basis and include cost in EMP.</td></tr> <tr> <td data-bbox="336 1429 438 1518">7.</td><td data-bbox="438 1429 1469 1518">PP to submit copies of MoUs/Agreement executed with agencies for reuse/recycle of excess treated STP water.</td></tr> <tr> <td data-bbox="336 1518 438 1608">8.</td><td data-bbox="438 1518 1469 1608">PP to complete compensatory tree plantation in lieu of tree cutting/transplantation as mentioned in the tree NOC before actual cutting/transplantation of trees</td></tr> <tr> <td data-bbox="336 1608 438 1787">9.</td><td data-bbox="438 1608 1469 1787">PP to ensure to achieve the standard parameters of the treated sewage as per the order issued by the Hon'ble National Green Tribunal on 30.04.2019. PP also to ensure that, the water proposed to be used for construction activities (within or outside premises) /public gardens/road medians, etc. shall be strictly for non-potable purposes and after obtaining necessary permission from the competent authority.</td></tr> <tr> <td data-bbox="336 1787 438 1899">10.</td><td data-bbox="438 1787 1469 1899">All guidelines issued by the local planning authority, MPCB/CPCB, shall be followed to reduce /control air pollution due to the proposed activity by way of providing adequate barricading, foggers, and water sprinkling.</td></tr> <tr> <td data-bbox="336 1899 438 1989">11.</td><td data-bbox="438 1899 1469 1989">PP to complete the tree plantation within the site during the construction phase and include cost in construction phase EMP.</td></tr> <tr> <td data-bbox="336 1989 438 2056">12.</td><td data-bbox="438 1989 1469 2056">PP to dispose of all e-waste as per E-Waste Management Rules, 2016 and 2022, amended from time to time.</td></tr> </table>	Sr. No.	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 the prevailing Hon'ble Supreme Court Order. PP to obtain all Mandatory NOCs from the Competent Authority required for the Proposed Project. The planning authority shall not grant an occupation certificate unless the PP obtain all NOCs.	2.	PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of the requirements of EIA notification 2006, amended from time to time.	3.	The local panning authority to ensure that; no development permission is given in the buffer zone of CHWTSDF and dumping ground area.	4.	PP to implement newer technology/ mitigation measures to avoid foul smelling in the proposed site due to near by dumping ground and CHWTSDF.	5.	PP to plan internal SWD and Sewer drains considering within plot and surrounding area contour levels and water runoff.	6.	PP to provide on line air quality monitoring system along with provision of legible display board (Digital) of air quality status on 24x7 basis and include cost in EMP.	7.	PP to submit copies of MoUs/Agreement executed with agencies for reuse/recycle of excess treated STP water.	8.	PP to complete compensatory tree plantation in lieu of tree cutting/transplantation as mentioned in the tree NOC before actual cutting/transplantation of trees	9.	PP to ensure to achieve the standard parameters of the treated sewage as per the order issued by the Hon'ble National Green Tribunal on 30.04.2019. PP also to ensure that, the water proposed to be used for construction activities (within or outside premises) /public gardens/road medians, etc. shall be strictly for non-potable purposes and after obtaining necessary permission from the competent authority.	10.	All guidelines issued by the local planning authority, MPCB/CPCB, shall be followed to reduce /control air pollution due to the proposed activity by way of providing adequate barricading, foggers, and water sprinkling.	11.	PP to complete the tree plantation within the site during the construction phase and include cost in construction phase EMP.	12.	PP to dispose of all e-waste as per E-Waste Management Rules, 2016 and 2022, amended from time to time.
Sr. No.	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 the prevailing Hon'ble Supreme Court Order. PP to obtain all Mandatory NOCs from the Competent Authority required for the Proposed Project. The planning authority shall not grant an occupation certificate unless the PP obtain all NOCs.																										
2.	PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of the requirements of EIA notification 2006, amended from time to time.																										
3.	The local panning authority to ensure that; no development permission is given in the buffer zone of CHWTSDF and dumping ground area.																										
4.	PP to implement newer technology/ mitigation measures to avoid foul smelling in the proposed site due to near by dumping ground and CHWTSDF.																										
5.	PP to plan internal SWD and Sewer drains considering within plot and surrounding area contour levels and water runoff.																										
6.	PP to provide on line air quality monitoring system along with provision of legible display board (Digital) of air quality status on 24x7 basis and include cost in EMP.																										
7.	PP to submit copies of MoUs/Agreement executed with agencies for reuse/recycle of excess treated STP water.																										
8.	PP to complete compensatory tree plantation in lieu of tree cutting/transplantation as mentioned in the tree NOC before actual cutting/transplantation of trees																										
9.	PP to ensure to achieve the standard parameters of the treated sewage as per the order issued by the Hon'ble National Green Tribunal on 30.04.2019. PP also to ensure that, the water proposed to be used for construction activities (within or outside premises) /public gardens/road medians, etc. shall be strictly for non-potable purposes and after obtaining necessary permission from the competent authority.																										
10.	All guidelines issued by the local planning authority, MPCB/CPCB, shall be followed to reduce /control air pollution due to the proposed activity by way of providing adequate barricading, foggers, and water sprinkling.																										
11.	PP to complete the tree plantation within the site during the construction phase and include cost in construction phase EMP.																										
12.	PP to dispose of all e-waste as per E-Waste Management Rules, 2016 and 2022, amended from time to time.																										

S. No	EC Conditions

Annexure 2

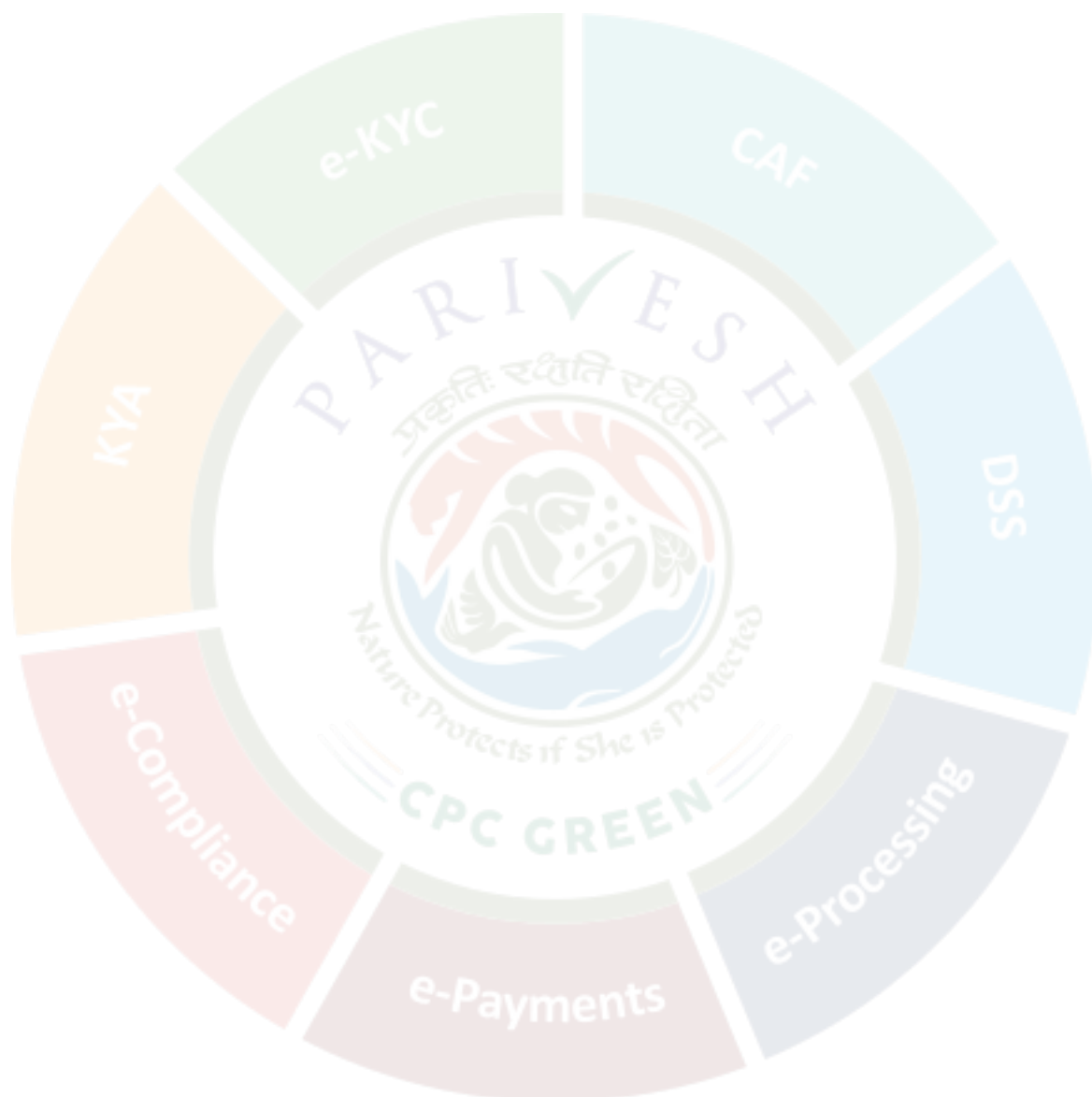
Details of the Project

S. No.	Particulars	Details	
a.	Details of the Project	Proposed Expansion in Residential & Commercial Development on plot bearing S.No. 31/B, 33/2, 33/3, 61/1, 61/2, 61/3, 62/1/A, 62/1B, 62/1 (PT.) at village Ghot, Taluka Panvel, Dist. Raigad by M/s. Chariot Properties LLP	
b.	Latitude and Longitude of the project site	19.08661589480223,73.11022542980567 19.09000506620906,73.11570960704816	
c.	Land Requirement (in Ha) of the project or activity	Nature of Land involved	Area in Ha
		Non-Forest Land (A)	9.44
		Forest Land (B)	0
		Total Land (A+B)	9.44
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)	112000	
g.	EMP Cost (in lacs)	6880	
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	383031.83	93829.37	476861.2	sq.m.	NA
Non-FSI Area	Product	200303.55	50116.72	250420.27	sq.m.	NA

Name of the product /By-product	Product / By-product	Existing	Proposed	Total	Unit	Mode of Transport / Transmission
Total Construction Area	Product	583335.38	143946.09	727281.47	sq.m.	NA



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/571911/2026
Environment & Climate Change
Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Chariot Properties LLP
S.No. 31/B, 33/2, 33/3, 61/1,
61/2, 61/3, 62/1/A, 62/1B, 62/1 (PT.)
at village Ghot, Taluka Panvel, Dist. Raigad.

Subject : Environment Clearance for Proposed Expansion in Residential & Commercial Development on plot bearing S.No. 31/B, 33/2, 33/3, 61/1, 61/2, 61/3, 62/1/A, 62/1B, 62/1 (PT.) at village Ghot, Taluka Panvel, Dist. Raigad by M/s. Chariot Properties LLP.

Reference : Application no. SIA/MH/INFRA2/571911/2026

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 341st meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 350th meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 15th July, 2026.

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

Sr. No.	Description	Details	
1	Proposal Number	SIA/MH/INFRA2/571911/2026	
2	Name of Project	Proposed Expansion in Residential & Commercial Development on plot bearing S.No. 31/B, 33/2, 33/3, 61/1, 61/2, 61/3, 62/1/A, 62/1B, 62/1 (PT.) at village Ghot, Taluka Panvel, Dist. Raigad by M/s. Chariot Properties LLP	
3	Project category	8(b) B1	
4	Type of Institution	Private	
5	Project Proponent	Name	M/s. Chariot Properties LLP
		Regd. Office address	1701, Satra Plaza, Plot no. 19 & 20, Sector 19-D, Vashi, Navi Mumbai
		Contact number	91*****45
		e-mail	admin@paradisegroup.co.in
6	Consultant	Name: M/s. Enviro Analysts & Engineers Pvt. Ltd. NABET Accreditation No: NABET/EIA/24-27/RA0355 Validity: 19/06/2027	

7	Applied for	Expansion & Amendment				
8	Location of the project	Plot bearing S. No. 31/3, 33(PT), 61, 62/1(PT), 62/2 (PT), village Ghot, Taluka Panvel, Dist. Raigad				
9	Latitude and Longitude	Latitude: 19° 5'18.24"N Longitude: 73°6'40.25"E				
10	Plot Area (Sq.m.)	1,14,100 Sq.m				
11	Deductions (Sq.m.)	14,361.69 sq.m.				
12	Net Plot area (Sq.m.)	99,738.31 Sq.m				
13	Ground coverage (m2) & %	44,169.23 sq.m.; 44%				
14	FSI Area (Sq.m.)	4,76,861.20 sq.m.				
15	Non-FSI (Sq.m.)	2,50,420.27 sq.m				
16	Proposed built-up area (FSI + Non FSI) (Sq.m.)	727281.47 sq.m				
17	Total FSI area (m ²) approved by Planning Authority till date	Total FSI area approved as per plan approval dated 12/11/2025: 4,76,861.20 sq.m				
18	Earlier EC details with Total Construction area, if any.	EC23B039MH117502 dated 18/08/2023, Proposal No. SIA/MH/INFRA2/430547/2023 for Total Construction Area of 5,83,335.38 sq.m.				
19	Construction completed as per earlier EC (FSI + Non FSI) (Sq.m.)	110491.03 sq.m.				
20	Previous EC / Existing Building		Proposed Configuration			Reason for Modification / Change
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)
	Cluster 1			Cluster 1		
	Tower 1 (Vega)	Basement +Ground part Stilt & part shops +1st Parking Podium.+2nd Level R.G Podium & Residential +3rd to 16th Residential floors.	52.50	Tower 1 (Vega)	1 Basement +St. Part & Part Ground shops + 1 st Podium + 2 nd Podium + 2 nd to 16 th floors	56.00
						The third floor earlier proposed as habitable will be used as podium for parking within the same footprint area. Building under construction
	Tower 2 (Carina)	Basement + Ground part Stilt & part shops +1st Parking	52.50	Tower 2 (Carina)	1 Basement +St. Part & Part Ground shops + 1 st Podium + 2 nd	56.00
						The third floor earlier proposed as habitable will be used as

		Podium.+2nd Level R.G Podium & Residential +3rd to 16th Residential floors.			Podium + 2 nd to 16 th floors		podium for parking within the same footprint area.
	Cluster 2						
	Tower 3 (Coral)	Basement +Ground/Stilt +1st to 3rd Parking Podium.+4th R.G Podium & Residential +5th to 32nd Residential floors.	100.50	Tower 3 (Coral)	Basement +Ground/Stilt +1st to 3rd Parking Podium.+4th R.G Podium & Residential +5th to 32nd Residential floors.	101.10	Configuration remains same, slight increase in height of building by 0.60 m, building under construction.
	Tower 4 (Opal)	Basement +Ground/Stilt +1st to 3rd Parking Podium.+4th R.G Podium & Residential +5th to 32nd Residential floors.	100.50	Tower 4 (Opal)	Basement +Ground/Stilt +1st to 3rd Parking Podium.+4th R.G Podium & Residential +5th to 32nd Residential floors.	101.10	Configuration remains same, slight increase in height of building by 0.60 m, building under construction.
	Tower 5 (Emerald)	Basement +Ground/Stilt +1st to 3rd Parking Podium.+4th R.G Podium & Residential +5th to 32nd Residential floors.	100.50	Tower 5 (Emerald)	Basement +Ground/Stilt +1st to 3rd Parking Podium.+4th R.G Podium & Residential +5th to 32nd Residential floors.	101.10	Configuration remains same, slight increase in height of building by 0.60 m, building under construction.
	Tower 6 (Ivory)	Basement +Ground/Stilt +1st to 3rd Parking Podium.+4th R.G Podium & Residential +5th to 32nd	100.50	Tower 6 (Ivory)	Basement +Ground/Stilt +1st to 3rd Parking Podium.+4th R.G Podium & Residential	101.10	Configuration remains same, slight increase in height of building by 0.60 m, building under construction.

		Residential floors.			+5th to 32nd Residential floors.		
	Tower 7 (Ruby)	Basement +Ground/Stilt +1st to 3rd Parking Podium.+4th R.G Podium & Residential +5th to 32nd Residential floors.	100. 50	Tower 7 (Ruby)	Basement +Ground/Stilt +1st to 3rd Parking Podium.+4th R.G Podium & Residential +5th to 32nd Residential floors.	101.10	Configuration remains same, slight increase in height of building by 0.60 m, building under construction
	Tower 8 (Jade)	Basement +Ground/ Stilt +1st to 3rd Parking Podium.+4th R.G Podium & Residential +5th to 32nd Residential floors.	100. 50	Tower 8 (Jade)	Basement +Ground/Stilt +1st to 3rd Parking Podium.+4th R.G Podium & Residential +5th to 32nd Residential floors.	101.10	Configuration remains same, slight increase in height of building by 0.60 m, building under construction
	Cluster 3						
	Tower 9 (Altair)	Basement +Ground/ Stilt +1st to 3rd Parking Podium.+4th R.G Podium & Residential +5th to 32nd Residential floors.	100. 50	Tower 9 (Altair)	Basement +Ground/Stilt +1st to 3rd Parking Podium.+4th R.G Podium & Residential +5th to 32nd Residential floors.	101.10	Configuration remains same, slight increase in height of building by 0.60 m, building under construction
	Tower 10 (Avior)	Basement +Ground /Stilt +1st to 3rd Parking Podium.+4th R.G Podium & Residential +5th to 32nd Residential floors.	100. 50	Tower 10 (Avior)	Basement +Ground/Stilt +1st to 3rd Parking Podium.+4th R.G Podium & Residential +5th to 32nd Residential floors.	101.10	Configuration remains same, slight increase in height of building by 0.60 m, building under construction
	Tower 11	Basement	100.	Tower 11	Basement	101.10	Configuration

	(Atria)	+Ground / Stilt +1st to 3rd Parking Podium.+4th R.G Podium & Residential +5th to 32nd Residential floors.	50	(Atria)	+Ground/Stilt +1st to 3rd Parking Podium.+4th R.G Podium & Residential +5th to 32nd Residential floors.		remains same, slight increase in height of building by 0.60 m, building under construction
				Tower 12 (Callisto)	1 Basement + St./Gr.+1 st to 3 rd Podium + 4 th R.G. Podium + 5 th to 32 nd Residential Floors	101.10	New Proposed
				Tower 13 (Nova)	1 Basement + St./Gr.+1 st to 3 rd Podium + 4 th R.G. Podium + 5 th to 32 nd Residential Floors	101.10	New Proposed
				Tower 14 (Orion)	1 Basement + St./Gr.+1 st to 3 rd Podium + 4 th R.G. Podium + 5 th to 32 nd Residential Floors	101.10	New Proposed
	Cluster 4						
	Tower12 (Tulip)	Ground / Stilt +1st Podium + 2nd Part Residential +3rd to 32nd Residential floors.	100. 50	Tower 15 (Tulip)	St./Gr. + 1 st Podium + 2 nd and 3 rd Part Residential + 4 th to 34 th Floor	106.50	Increase of 2 floors, construction not initiated; change in tower no. due to addition of new towers in cluster 3.
	Tower 13 (Orchid)	Ground / Stilt +1st Podium + 2nd Part Residential +3rd to 32nd	100. 50	Tower 16 (Orchid)	St./Gr. + 1 st Podium + 2 nd and 3 rd Part Residential + 4 th to 34 th	106.50	Increase of 2 floors, construction not initiated; change in

		Residential floors.			Floor		tower no. due to addition of new towers in cluster 3.
	Tower 14 (Juniper)	Ground / Stilt +1st Podium + 2nd Part Residential +3rd to 32nd Residential floors.	100.50	Tower 17 (Juniper)	St./Gr. + 1 st Podium + 2 nd to 34 th Floor	106.50	Increase of 2 floors, construction not initiated; change in tower no. due to addition of new towers in cluster 3.
	Tower 15 (Casa Blanca)	Ground / Stilt +1st Podium + 2nd Part Residential +3rd to 32nd Residential floors.	100.50	Tower 18 (Casa Blanca)	St./Gr. + 1 st Podium + 2 nd to 34 th Floor	106.50	Increase of 2 floors, construction not initiated; change in tower no. due to addition of new towers in cluster 3.
	Cluster 5						
	Tower 16 (Pandora)	Basement +Ground / Stilt +1st to 3rd Parking Podium.+4th R.G Podium & Residential +5th to 32nd Residential floors.	100.50	Tower 19 (Pandora)	1 Basement + St./Gr. +1st to 3rd Parking Podium.+4th R.G Podium & Residential +5th to 33 rd Residential floors.	104.10	Revised planning. Increase of 1 floor. Construction not initiated. Tower is now Tower no. 19 due to addition of new towers in Cluster 3
	Tower 17 (Garnet)	Basement +Ground / Stilt +1st to 3rd Parking Podium.+4th R.G Podium & Residential +5th to 32nd Residential floors.	100.50	Tower 20 (Garnet)	1 Basement + St./Gr. +1st to 3rd Parking Podium.+4th R.G Podium & Residential +5th to 33 rd Residential floors.	104.10	Revised planning. Increase of 1 floor. Construction not initiated. Tower is now Tower no. 20 due to addition of new towers in Cluster 3
	Tower 18 (Aura)	Basement +Ground / Stilt +1st to 3rd Parking	100.50	Tower 21 (Aura)	1 Basement + St./Gr. +1st to 3rd Parking	104.10	Revised planning. Increase of 1 floor.

		Podium.+4th R.G Podium & Residential +5th to 32nd Residential floors.			Podium.+4th R.G Podium & Residential +5th to 33 rd Residential floors.		Construction not initiated. Tower is now Tower no. 21 due to addition of new towers in Cluster 3
				Tower 22 (Iris)	1 Basement + St./Gr. +1st to 3rd Parking Podium.+4th R.G Podium & Residential +5th to 33 rd Residential floors.	104.10	New proposed
	Tower 19 (Hynos)	Basement +Ground / Stilt +1st to 3rd Parking Podium.+4th R.G Podium & Residential +5th to 32nd Residential floors.	100. 50	Tower 24 (Hynos)	1 Basement + St./Gr. +1st to 3rd Parking Podium.+4th R.G Podium & Residential +5th to 33 rd Residential floors.	104.10	Revised planning. Increase of 1 floor. Construction not initiated. Tower is now Tower no. 24 due to addition of new towers
	Tower 20 (Bianca)	Basement +Ground / Stilt +1st to 3rd Parking Podium.+4th R.G Podium & Residential +5th to 32nd Residential floors..	100. 50	Tower 25 (Bianca)	1 Basement + St./Gr. +1st to 3rd Parking Podium.+4th R.G Podium & Residential +5th to 33 rd Residential floors.	104.10	Revised planning. Increase of 1 floor. Construction not initiated. Tower is now Tower no. 25 due to addition of new towers
	Tower 21 (Olympia)	Basement +Ground / Stilt +1st to 3rd Parking Podium.+4th R.G Podium & Residential +5th to 32nd Residential	100. 50	Tower 26 (Olympia)	1 Basement + St./Gr. +1st to 3rd Parking Podium.+4th R.G Podium & Residential +5th to 33 rd	104.10	Revised planning. Increase of 1 floor. Construction not initiated. Tower is now Tower no. 26 due to addition

		floors.			Residential floors.		of new towers
	Tower 22 (Panaroma)	Basement +Ground / Stilt +1 st to 3rd Parking Podium.+4th R.G Podium & Residential +5th to 32nd Residential floors.	100. 50	Tower 23 (Panorama)	1 Basement + St./Gr. +1st to 3rd Parking Podium.+4th R.G Podium & Residential +5th to 33 rd Residential floors.	104.10	Revised planning. Increase of 1 floor. Construction not initiated.
	Cluster 6						
	Tower 23 (Mirachi)	Ground / Stilt +1st Part Service /part amenity + 2nd to 32nd Residential floors.	100. 80	-	-	-	Tower Deleted
				Tower 27 (Galaxy)	1 Basement + St./Gr. +1st to 3rd Parking Podium.+4th R.G Podium & Residential +5th to 33 rd Residential floors.	104.10	New Proposed
				Tower 28 (Polaris)	1 Basement + St./Gr. +1st to 3rd Parking Podium.+4th R.G Podium & Residential +5th to 33 rd Residential floors.	104.10	New Proposed
	Commercial 1	Ground Floor		Commercial 1	Ground Floor	5.70	Configuration remains same, construction not initiated
	Commercial 2	Ground Floor		Commercial 2	Ground Floor	5.70	Configuration remains same,

							construction not initiated
	Club House	St./Gr.+4 Floors	25.5 5	Club House (Atlantis)	St./Gr. + 2 nd Floor	17.15	Reduction in floors, revised planning, construction not initiated
				Club House-2 (Atlantis)	St./Gr. + 1 st Floor	9	New club house Proposed
21	No. of Tenements and Shops			Residential: 6076 nos. + 102 shops, 2 Club houses			
22	Total Population			Total – 28,266 nos. (Commercial – 400 Clubhouse – 547 Residential – 27319)			
23	Total Water Requirements CMD			Domestic: 2481 KLD Flushing: 1254 KLD Landscaping: 167 KLD Total: 3902 KLD			
24	Under Ground Tank (UGT) location			Below Ground & Basement			
25	Source of water			Panvel Municipal Corporation through MJP/CIDCO			
26	STP Capacity & Technology			3885 KLD, Separate cluster Wise STP's proposed, MBBR Technology			
27	STP Location			Basement and Ground			
28	Sewage Generation CMD & % of sewage discharge in the sewer line			3487 KLD, 35% discharge to sewer line			
29	Solid Waste Management during Construction Phase			Type	Quantity (Kg/d)	Treatment / disposal	
				Dry waste	20 kg/day	Will be handed over to a recycler	
				Wet waste	30 kg/day	Handed over to municipal waste collector	
				Top soil	8000 cu.m.	Being used for landscaping	
				Excavation Debris quantity	150000 cu.m.	Approximately, 75000 cum quantity will be used in internal plot works & road development & for the remaining debris, agreement will be done for disposal of debris at another site/NOC will be	

				obtained.
		Empty cement bags	400555 Nos.	To be handed over to local recyclers
		Steel	70	To be handed over to local recyclers
		Aggregates	270	To be used as a layer for internal roads and building boundary walls.
		Broken Tiles	16690	Waste tiles to be used as a China mosaic for terraces.
		Empty Paint Cans (20 litre/can)	10015	To be handed over to a 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	8345 kg/day	Will be handed over to a recycler
		Wet waste	5565 kg/day	Composting by OWC- manure produced will be used at a site for landscaping, Cluster wise OWC's are proposed
		E-Waste	14133 kg/year	Will be collected and sent to MPCB authorized recyclers.
		STP Sludge (dry)	174 kg/day	Dry sewage sludge will be used as manure for gardening.
31	R.G. Area in sq.m.	RG required –9973.83 sq.m (10%) RG provided on Mother earth- 22297.68 sq. m. Total – 22297.68 sq.m. Additional R.G. on Podium –5773.64 sq.m.		
		Existing trees on the plot: 197 nos.		
		Number of trees to be cut: 25 nos.		
		Number of trees to be transplanted: 08 nos.		
		Number of trees to be retained: - 164 nos.		
		Number of trees to be planted:		

		a) In R.G. area and around plot boundary: 1381 nos. In Miyawaki Plantation (3600 sq.m.): 10800 trees + 3600 shrubs Total no. of trees after development: 164 retained + 45 already planted on site + 1381 new proposed + 10800 in Miyawaki = 12390 nos. trees + 3600 nos. shrubs						
32	Power requirement	During Operation Phase: <table><tr><td>Details</td><td>MSEDCL</td></tr><tr><td>Connected load (kW)</td><td>35464 KW</td></tr><tr><td>Demand load (kW)</td><td>19360 KW</td></tr></table>	Details	MSEDCL	Connected load (kW)	35464 KW	Demand load (kW)	19360 KW
Details	MSEDCL							
Connected load (kW)	35464 KW							
Demand load (kW)	19360 KW							
33	Energy Efficiency	a) Total Energy saving (%): 21% b) Solar energy (%): 5%						
34	D.G. set capacity	Cluster 1: 1 x 225 kVA Cluster 2: 3 x 500 kVA Cluster 3: 1 x 600 kVA, 1 X 500 kVA Cluster 4: 2 x 450 kVA Cluster 5: 2 x 500 kVA, 1 x 750 kVA Cluster 6: 1 x 600 kVA Commercial 1 & 2: 1 x 25 kVA Club House 2: 1 x 750 kVA						
35	No. of 4-W & 2-W Parking with 25% EV	4 Wheelers – 3018 Nos, EV charging points- 754 nos 2 Wheeler – 4546 nos, EV charging points- 1136 nos.						
36	No. & capacity of Rain water harvesting tanks /Pits	1497 cu.m., Recharge pits also proposed as supplementary provisions						
37	Project Cost in (Cr.)	Rs.1120 cr						
38	EMP Cost	Construction Phase: Capital Cost: Rs. 140 Lakhs, O & M Cost: Rs. 178.5 Lakhs Operation Phase: Capital Cost: Rs. 6880 Lakhs (Including DMP), O & M Cost: Rs. 498.63 Lakhs (Including cost of 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 expansion as submitted by the PP is as below,

S.no.	Description	As per EC received dt. 18/08/2023	As per Proposed Amendment/Expansion	Remarks
1	Plot Area (m ²)	94,400 Sq.m	1,14,100 sq.m.	Increase in plot area by 19700 sq.m. due to addition of land parcel comprising of S.Nos. 31/B, 62/1/A, 62/1/B
2	Deductions(m ²)	10,727.80 sq.m.	14,361.69 sq.m.	Increase in deductions
3	Net Plot Area (m ²)	83,672.20 sq.m.	99,738.31 sq.m.	Increase in net plot area due to addition of land parcel.
4	FSI Area(m ²)	3,83,031.83 sq.m.	4,76,861.20 sq.m.	Increase in FSI area due to proposed expansion which includes addition of new buildings
5	Non-FSI Area(m ²)	2,00,303.55 sq.m	2,50,420.27 sq.m	Increase in Non-FSI area due to proposed expansion
6	Total Construction Area(m ²)	5,83,335.38 sq.m	7,27,281.47 sq.m	Increase in Total construction area due to proposed expansion

Previous EC / Existing Building			Proposed Configuration			Reason for Modification / Change
Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
Cluster 1			Cluster 1			
Tower 1 (Vega)	Basement +Ground part Stilt & part	52.50	Tower 1 (Vega)	1 Basement +St. Part & Part Ground	56.00	The third floor earlier

	shops +1st Parking Podium.+2nd Level R.G Podium & Residential +3rd to 16th Residential floors.			shops + 1 st Podium + 2 nd Podium + 2 nd to 16 th floors		proposed as habitable will be used as podium for parking within the same footprint area. Building under constructio n
Tower 2 (Carina)	Basement + Ground part Stilt & part shops +1st Parking Podium.+2nd Level R.G Podium & Residential +3rd to 16th Residential floors.	52.50	Tower 2 (Carina)	1 Basement +St. Part & Part Ground shops + 1 st Podium + 2 nd Podium + 2 nd to 16 th floors	56.00	The third floor earlier proposed as habitable will be used as podium for parking within the same footprint area.
Cluster 2						
Tower 3 (Coral)	Basement +Ground/Stilt +1st to 3rd Parking Podium.+4th R.G Podium & Residential +5th to 32nd Residential floors.	100.50	Tower 3 (Coral)	Basement +Ground/Stil t +1st to 3rd Parking Podium.+4th R.G Podium & Residential +5th to 32nd Residential floors.	101.1 0	Configurati on remains same, slight increase in height of building by 0.60 m, building under constructio n
Tower 4 (Opal)	Basement +Ground/Stilt +1st to 3rd Parking Podium.+4th R.G Podium & Residential +5th to 32nd Residential floors.	100.50	Tower 4 (Opal)	Basement +Ground/Stil t +1st to 3rd Parking Podium.+4th R.G Podium & Residential +5th to 32nd	101.1 0	Configurati on remains same, slight increase in height of building by 0.60 m, building under

				Residential floors.		construction
Tower 5 (Emerald)	Basement +Ground/Stilt +1st to 3rd Parking Podium.+4th R.G Podium & Residential +5th to 32nd Residential floors.	100.50	Tower 5 (Emerald)	Basement +Ground/Stilt +1st to 3rd Parking Podium.+4th R.G Podium & Residential +5th to 32nd Residential floors.	101.10	Configuration remains same, slight increase in height of building by 0.60 m, building under construction
Tower 6 (Ivory)	Basement +Ground/Stilt +1st to 3rd Parking Podium.+4th R.G Podium & Residential +5th to 32nd Residential floors.	100.50	Tower 6 (Ivory)	Basement +Ground/Stilt +1st to 3rd Parking Podium.+4th R.G Podium & Residential +5th to 32nd Residential floors.	101.10	Configuration remains same, slight increase in height of building by 0.60 m, building under construction
Tower 7 (Ruby)	Basement +Ground/Stilt +1st to 3rd Parking Podium.+4th R.G Podium & Residential +5th to 32nd Residential floors.	100.50	Tower 7 (Ruby)	Basement +Ground/Stilt +1st to 3rd Parking Podium.+4th R.G Podium & Residential +5th to 32nd Residential floors.	101.10	Configuration remains same, slight increase in height of building by 0.60 m, building under construction
Tower 8 (Jade)	Basement +Ground/ Stilt +1st to 3rd Parking Podium.+4th R.G Podium & Residential +5th to 32nd Residential floors.	100.50	Tower 8 (Jade)	Basement +Ground/Stilt +1st to 3rd Parking Podium.+4th R.G Podium & Residential +5th to 32nd Residential floors.	101.10	Configuration remains same, slight increase in height of building by 0.60 m, building under construction
Cluster 3						

Tower 9 (Altair)	Basement +Ground/ Stilt +1st to 3rd Parking Podium.+4th R.G Podium & Residential +5th to 32nd Residential floors.	100.50	Tower 9 (Altair)	Basement +Ground/Stilt +1st to 3rd Parking Podium.+4th R.G Podium & Residential +5th to 32nd Residential floors.	101.1 0	Configurati on remains same, slight increase in height of building by 0.60 m, building under constructio n
Tower 10 (Avior)	Basement +Ground /Stilt +1st to 3rd Parking Podium.+4th R.G Podium & Residential +5th to 32nd Residential floors.	100.50	Tower 10 (Avior)	Basement +Ground/Stilt +1st to 3rd Parking Podium.+4th R.G Podium & Residential +5th to 32nd Residential floors.	101.1 0	Configurati on remains same, slight increase in height of building by 0.60 m, building under constructio n
Tower 11 (Atria)	Basement +Ground / Stilt +1st to 3rd Parking Podium.+4th R.G Podium & Residential +5th to 32nd Residential floors.	100.50	Tower 11 (Atria)	Basement +Ground/Stilt +1st to 3rd Parking Podium.+4th R.G Podium & Residential +5th to 32nd Residential floors.	101.1 0	Configurati on remains same, slight increase in height of building by 0.60 m, building under constructio n
			Tower 12 (Callisto)	1 Basement + St./Gr.+1 st to 3 rd Podium + 4 th R.G. Podium + 5 th to 32 nd Residential Floors	101.1 0	New Proposed
			Tower 13 (Nova)	1 Basement + St./Gr.+1 st to 3 rd Podium + 4 th R.G. Podium + 5 th to 32 nd Residential Floors	101.1 0	New Proposed

			Tower 14 (Orion)	1 Basement + St./Gr.+1 st to 3 rd Podium + 4 th R.G. Podium + 5 th to 32 nd Residential Floors	101.1 0	New Proposed
Cluster 4						
Tower12 (Tulip)	Ground / Stilt +1st Podium + 2nd Part Residential +3rd to 32nd Residential floors.	100.50	Tower 15 (Tulip)	St./Gr. + 1 st Podium + 2 nd and 3 rd Part Residential + 4 th to 34 th Floor	106.5 0	Increase of 2 floors, constructio n not initiated; change in tower no. due to addition of new towers in cluster 3.
Tower 13 (Orchid)	Ground / Stilt +1st Podium + 2nd Part Residential +3rd to 32nd Residential floors.	100.50	Tower 16 (Orchid)	St./Gr. + 1 st Podium + 2 nd and 3 rd Part Residential + 4 th to 34 th Floor	106.5 0	Increase of 2 floors, constructio n not initiated; change in tower no. due to addition of new towers in cluster 3.
Tower 14 (Juniper)	Ground / Stilt +1st Podium + 2nd Part Residential +3rd to 32nd Residential floors.	100.50	Tower 17 (Juniper)	St./Gr. + 1 st Podium + 2 nd to 34 th Floor	106.5 0	Increase of 2 floors, constructio n not initiated; change in tower no. due to addition of new towers in cluster 3.
Tower 15 (Casa Blanca)	Ground / Stilt +1st Podium + 2nd Part Residential +3rd to 32nd Residential floors.	100.50	Tower 18 (Casa Blanca)	St./Gr. + 1 st Podium + 2 nd to 34 th Floor	106.5 0	Increase of 2 floors, constructio n not initiated; change in tower no. due to addition of

						new towers in cluster 3.
Cluster 5						
Tower 16 (Pandora)	Basement +Ground / Stilt +1st to 3rd Parking Podium.+4th R.G Podium & Residential +5th to 32nd Residential floors.	100.50	Tower 19 (Pandora)	1 Basement + St./Gr. +1st to 3rd Parking Podium.+4th R.G Podium & Residential +5th to 33 rd Residential floors.	104.1 0	Revised planning. Increase of 1 floor. Constructio n not initiated. Tower is now Tower no. 19 due to addition of new towers in Cluster 3
Tower 17 (Garnet)	Basement +Ground / Stilt +1st to 3rd Parking Podium.+4th R.G Podium & Residential +5th to 32nd Residential floors.	100.50	Tower 20 (Garnet)	1 Basement + St./Gr. +1st to 3rd Parking Podium.+4th R.G Podium & Residential +5th to 33 rd Residential floors.	104.1 0	Revised planning. Increase of 1 floor. Constructio n not initiated. Tower is now Tower no. 20 due to addition of new towers in Cluster 3
Tower 18 (Aura)	Basement +Ground / Stilt +1st to 3rd Parking Podium.+4th R.G Podium & Residential +5th to 32nd Residential floors.	100.50	Tower 21 (Aura)	1 Basement + St./Gr. +1st to 3rd Parking Podium.+4th R.G Podium & Residential +5th to 33 rd Residential floors.	104.1 0	Revised planning. Increase of 1 floor. Constructio n not initiated. Tower is now Tower no. 21 due to addition of new towers in Cluster 3
			Tower 22 (Iris)	1 Basement + St./Gr. +1st to 3rd Parking Podium.+4th R.G Podium &	104.1 0	New proposed

				Residential +5th to 33 rd Residential floors.		
Tower 19 (Hynos)	Basement +Ground / Stilt +1st to 3rd Parking Podium.+4th R.G Podium & Residential +5th to 32nd Residential floors.	100.50	Tower 24 (Hynos)	1 Basement + St./Gr. +1st to 3rd. Parking Podium.+4th R.G Podium & Residential +5th to 33 rd Residential floors.	104.1 0	Revised planning. Increase of 1 floor. Constructio n not initiated. Tower is now Tower no. 24 due to addition of new towers
Tower 20 (Bianca)	Basement +Ground / Stilt +1st to 3rd Parking Podium.+4th R.G Podium & Residential +5th to 32nd Residential floors..	100.50	Tower 25 (Bianca)	1 Basement + St./Gr. +1st to 3rd Parking Podium.+4th R.G Podium & Residential +5th to 33 rd Residential floors.	104.1 0	Revised planning. Increase of 1 floor. Constructio n not initiated. Tower is now Tower no. 25 due to addition of new towers
Tower 21 (Olympia)	Basement +Ground / Stilt +1st to 3rd Parking Podium.+4th R.G Podium & Residential +5th to 32nd Residential floors.	100.50	Tower 26 (Olympia)	1 Basement + St./Gr. +1st to 3rd Parking Podium.+4th R.G Podium & Residential +5th to 33 rd Residential floors.	104.1 0	Revised planning. Increase of 1 floor. Constructio n not initiated. Tower is now Tower no. 26 due to addition of new towers
Tower 22 (Panaroma)	Basement +Ground / Stilt +1 st to 3rd Parking Podium.+4th R.G Podium & Residential +5th to 32nd	100.50	Tower 23 (Panora ma)	1 Basement + St./Gr. +1st to 3rd Parking Podium.+4th R.G Podium & Residential +5th to 33 rd	104.1 0	Revised planning. Increase of 1 floor. Constructio n not initiated.

	Residential floors.			Residential floors.		
Cluster 6						
Tower 23 (Mirachi)	Ground / Stilt +1st Part Service /part amenity + 2nd to 32nd Residential floors.	100.80	-	-	-	Tower Deleted
			Tower 27 (Galaxy)	1 Basement + St./Gr. +1st to 3rd Parking Podium.+4th R.G Podium & Residential +5th to 33 rd Residential floors.	104.10	New Proposed
			Tower 28 (Polaris)	1 Basement + St./Gr. +1st to 3rd Parking Podium.+4th R.G Podium & Residential +5th to 33 rd Residential floors.	104.10	New Proposed
Commercial 1	Ground Floor		Commercial 1	Ground Floor	5.70	Configuration remains same, construction not initiated
Commercial 2	Ground Floor		Commercial 2	Ground Floor	5.70	Configuration remains same, construction not initiated
Club House	St./Gr.+4 Floors	25.55	Club House (Atlantis)	St./Gr. + 2 nd Floor	17.15	Reduction in floors, revised planning, construction not initiated

			Club House-2 (Atlantis)	St./Gr. + 1 st Floor	9	New club house Proposed
--	--	--	-------------------------	---------------------------------	---	-------------------------

3. PP has obtained earlier EC vide Letter No. EC23B039MH117502 dated 18.08.2023 for total BUA of 5,83,335.38 sq. m. Proposal has been considered by SEIAA in its 350th meeting held on 15th July, 2026 and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

SEAC Conditions-

1. PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable, clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra, showing all required RG area as per the prevailing Hon'ble Supreme Court Order. PP to obtain all Mandatory NOCs from the Competent Authority required for the Proposed Project. The planning authority shall not grant an occupation certificate unless the PP obtain all NOCs.
2. PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of the requirements of EIA notification 2006, amended from time to time.
3. The local panning authority to ensure that; no development permission is given in the buffer zone of CHWTSDf and dumping ground area.
4. PP to implement newer technology/ mitigation measures to avoid foul smelling in the proposed site due to near by dumping ground and CHWTSDf.
5. PP to plan internal SWD and Sewer drains considering within plot and surrounding area contour levels and water runoff.
6. PP to provide on line air quality monitoring system along with provision of legible display board (Digital) of air quality status on 24x7 basis and include cost in EMP.
7. PP to submit copies of MoUs/Agreement executed with agencies for reuse/recycle of excess treated STP water.
8. PP to complete compensatory tree plantation in lieu of tree cutting/transplantation as mentioned in the tree NOC before actual cutting/transplantation of trees
9. PP to ensure to achieve the standard parameters of the treated sewage as per the order issued by the Hon'ble National Green Tribunal on 30.04.2019. PP also to ensure that, the water proposed to be used for construction activities (within or outside premises) /public gardens/road medians, etc. shall be strictly for non-potable purposes and after obtaining necessary permission from the competent authority.
10. All guidelines issued by the local planning authority, MPCB/CPCB, shall be followed to reduce /control air pollution due to the proposed activity by way of providing adequate barricading, foggers, and water sprinkling.
11. PP to complete the tree plantation within the site during the construction phase and include cost in construction phase EMP.
12. PP to dispose of all e-waste as per E-Waste Management Rules, 2016 and 2022, amended from time to time.

SEIAA Conditions-

1. PP has provided mandatory RG area of 9973.83 m² on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. Planning authority ensures compliance point no. 3 of SEAC before granting commencement certificate.
3. The Project is cleared as Zero Liquid Discharge project till the shower network laid by planning authority.

4. 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.
5. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
6. Air Quality Index monitoring to be ensured. Dust suppression measures shall be implemented also considering height of the building. Additional measures to be ensured.
7. In view of Maharashtra Electric Vehicle Policy, 2025, PP to provide electric vehicle D. C. Charger for 20 % of total parking provided, the number of D. C. Chargers should be worked out as provided in Niti Ayog Handbook of EV charging infrastructure implementation. Planning Authority and MPCB to ensure the same.
8. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA III dt.04.01.2019.
9. SEIAA after deliberation decided to grant EC for- FSI area of 4,76,861.20 m², Non FSI area of 2,50,420.27 m² and total BUA of 7,27,281.47 m². (Plan approval No- PMC/TP/Ghot/31/B/33/2 & other/21-25/16179/1234/2025, dated- 12.11.2025)

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: -

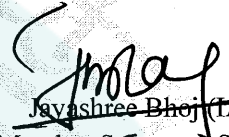
- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid 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. This 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. As per MoEF & CC OM Vide File No. Q-15012/2/2022-CPW-Part(1)/e-240741 dated January 14, 2025, Consent to Establishment from Concerned SPCB is not applicable and Environment safeguards from SPCB has been taken into consideration.
 - III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
 - IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
 - V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
 - VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
 - VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.

6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.
8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


Jayashree Bhoj (IAS)
(Member Secretary, SEIAA)

Copy to:

1. Chairman, SEIAA, Mumbai.
2. Secretary, MoEF & CC, IA- Division MOEF & CC
3. Member Secretary, Maharashtra Pollution Control Board, Mumbai.
4. Regional Office MoEF & CC, Nagpur
5. District Collector, Pune.
6. Commissioner, Pune Municipal Corporation (PMC).
7. Regional Officer, Maharashtra Pollution Control Board, Pune.