



सत्यमेव जयते

File No: SIA/MH/INFRA2/561740/2025
Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment
Authority(SEIAA), MAHARASHTRA)



Date 28/03/2026



To,

UMESH KUMAR BHAGWATPRASAD UPADHYAYA
PARADISE LIFESTYLES PRIVATE LIMITED
AMIT ASHIANA, PLOT NO.478, OPP-DHARAMDAS SOCIETY, NEAR BHAJI MARKET, GOL
MAIDAN, ULHASNAGAR, THANE , Ulhasnagar, THANE, MAHARASHTRA, , 421002
engineers@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/INFRA2/561740/2025 dated 22/12/2025 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.	EC25B3813MH5261990N
(ii) File No.	SIA/MH/INFRA2/561740/2025
(iii) Clearance Type	Fresh EC
(iv) Category	B1
(v) Project/Activity Included Schedule No.	8(b) Townships/ Area Development Projects / Rehabilitation Centres
(vii) Name of Project	Expansion in proposed Residential cum Project "Sai World Legend" at Plot no. 6(P), 7 & 8, Sheet No 92,93 & 94, CTS No. 1618, 1619A, 1625 & 1626 A, Ulhasnagar -421001. by M/s. Paradise Lifestyle Pvt. Ltd.
(viii) Name of Company/Organization	PARADISE LIFESTYLES PRIVATE LIMITED
(ix) Location of Project (District, State)	THANE, MAHARASHTRA
(x) Issuing Authority	SEIAA
(xi) Applicability of General Conditions as per EIA Notification, 2006	No

Plot/Survey Khasra Nos.: Plot no. 6(P) , 7 & 8 , Sheet No 92 , 93 & 94 , CTS No. 1618 , 1619A , 1625 & 1626 A ,

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

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

1. Specific Condition

S. No	EC Conditions																						
1.1	<table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Conditions</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area as per prevailing Hon'ble Supreme Court Order.</td> </tr> <tr> <td>2.</td> <td>PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of requirement of EIA notification 2006, amended from time to time</td> </tr> <tr> <td>3.</td> <td>PP to obtain (i) SWM NOC, PP Shall obtain all other relevant NOCs from the Competent Authority required for the Proposed Project. The planning authority shall not grant an Occupation certificate unless the applicant obtains all NOCs.</td> </tr> <tr> <td>4.</td> <td>PP to obtain Certified Compliance Report from Integrated Regional Office, of MoEF&CC Nagpur.</td> </tr> <tr> <td>5.</td> <td>PP to provide on line air quality monitoring system along with provision of legible display board (Digital) of air quality status on 24x7 basis and include cost in EMP</td> </tr> <tr> <td>6.</td> <td>PP to make commercial area as single use plastic free area.</td> </tr> <tr> <td>7.</td> <td>PP to ensure to achieve the standard parameters of the treated sewage as per 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 purpose and after obtaining necessary permission from the competent authority.</td> </tr> <tr> <td>8.</td> <td>All guidelines issued by the local planning authority, MPCB/CPCB shall be followed to reduce /control air pollution due to proposed activity by way of providing adequate barricading, foggers, water sprinkling.</td> </tr> <tr> <td>9.</td> <td>PP to complete tree plantation within the site during construction phase.</td> </tr> <tr> <td>10.</td> <td>PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.</td> </tr> </tbody> </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 prevailing Hon'ble Supreme Court Order.	2.	PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of requirement of EIA notification 2006, amended from time to time	3.	PP to obtain (i) SWM NOC, PP Shall obtain all other relevant NOCs from the Competent Authority required for the Proposed Project. The planning authority shall not grant an Occupation certificate unless the applicant obtains all NOCs.	4.	PP to obtain Certified Compliance Report from Integrated Regional Office, of MoEF&CC Nagpur.	5.	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	6.	PP to make commercial area as single use plastic free area.	7.	PP to ensure to achieve the standard parameters of the treated sewage as per 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 purpose and after obtaining necessary permission from the competent authority.	8.	All guidelines issued by the local planning authority, MPCB/CPCB shall be followed to reduce /control air pollution due to proposed activity by way of providing adequate barricading, foggers, water sprinkling.	9.	PP to complete tree plantation within the site during construction phase.	10.	PP to dispose 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 prevailing Hon'ble Supreme Court Order.																					
	2.	PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of requirement of EIA notification 2006, amended from time to time																					
	3.	PP to obtain (i) SWM NOC, PP Shall obtain all other relevant NOCs from the Competent Authority required for the Proposed Project. The planning authority shall not grant an Occupation certificate unless the applicant obtains all NOCs.																					
	4.	PP to obtain Certified Compliance Report from Integrated Regional Office, of MoEF&CC Nagpur.																					
	5.	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																					
	6.	PP to make commercial area as single use plastic free area.																					
	7.	PP to ensure to achieve the standard parameters of the treated sewage as per 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 purpose and after obtaining necessary permission from the competent authority.																					
	8.	All guidelines issued by the local planning authority, MPCB/CPCB shall be followed to reduce /control air pollution due to proposed activity by way of providing adequate barricading, foggers, water sprinkling.																					
	9.	PP to complete tree plantation within the site during construction phase.																					
10.	PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.																						

Annexure 2

Details of the Project

S. No.	Particulars	Details
a.	Details of the Project	Expansion in proposed Residential cum Project "Sai World Legend" at Plot no. 6(P), 7 & 8, Sheet No 92,93 & 94, CTS No. 1618, 1619A, 1625 & 1626 A, Ulhasnagar -421001. by M/s. Paradise Lifestyle Pvt. Ltd.
b.	Latitude and Longitude of the project site	19.24145102981367,73.1585876923582 19.2433910624889,73.16103920387354

S. No.	Particulars	Details	
		Nature of Land involved	Area in Ha
c.	Land Requirement (in Ha) of the project or activity	Non-Forest Land (A)	3.1535
		Forest Land (B)	0
		Total Land (A+B)	3.1535
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)	42500	
g.	EMP Cost (in lacs)	1296.57	
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
Total Construction Area	Product	157468.5	14369.05	171837.55	SQM.	NA
FSI Area	Product	113643.12	11255.52	124898.64	sqm.	NA
Non -FSI Area	Product	43825.38	3113.53	46938.909999999996	SQM	NA

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/561740/2025
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Paradise Lifestyle Pvt. Ltd.,
Plot no. 6(P), 7 & 8,
Ulhasnagar -421001.

Subject: Environmental Clearance for Expansion in proposed Residential cum Project "Sai World Legend" at Plot no. 6(P), 7 & 8, Sheet No 92,93 & 94, CTS No. 1618, 1619A, 1625 & 1626 A, Ulhasnagar -421001. by M/s. Paradise Lifestyle Pvt. Ltd.

Reference : Application no. SIA/MH/INFRA2/561740/2025

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-II in its 265th meeting under screening category 8b(B1) as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 326th (Part B) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 23rd March 2026.

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

Sr. No	Description	Details	
1	Proposal Number	SIA/MH/INFRA2/561740/2025	
2	Name of Project	Expansion in Proposed Residential cum Commercial project "Sai World Legend" at Plot no. 6(P), 7 & 8, Sheet No 92,93 & 94, CTS No. 1618, 1619A, 1625 & 1626 A, Ulhasnagar -421101. by M/s. Paradise Lifestyle Pvt. Ltd.	
3	Project category	8b (B1)	
4	Type of Institution	Private	
5	Project Proponent	Name	M/s. Paradise Lifestyle Pvt. Ltd.
		Regd. Office address	1701, Satra Plaza, Plot No.19& 20, Sector-19D, Vashi, Navi Mumbai.
		Contact number	9167216345
		e-mail	engineers@paradisegroup.co.in
6	Consultant	Name: M/s. Enviro Analysts & Engineers Pvt. Ltd. NABET Accreditation No: NABET/EIA/24-27/0355 Validity: 19.07.2027	
7	Applied for	Expansion	
8	Location of the project	Plot no. 6(P), 7 & 8, Sheet No 92,93 & 94, CTS No. 1618, 1619A, 1625 & 1626 A, Ulhasnagar -421101	
9	Latitude and Longitude	Latitude – 19°14'32.19"N Longitude - 73° 9'35.13"E	
10	Plot Area (Sq.m.)	31,535.65 sqm	

11	Deductions (Sq.m.)	1. Proposed D.P. Road = 2250.19 sq.m. 2. D.P. reservation area (area affected by reservation site no.21) = 3126.77 sqm Total = 5376.96 sqm					
12	Net Plot area (Sq.m.)	26158.69 sqm					
13	Ground coverage (m ²) & %	11,925.63 sq. m. (45.59%)					
14	FSI Area (Sq.m.)	1,24,898.64 sqm					
15	Non-FSI (Sq.m.)	46,938.91 sqm					
16	Proposed built-up area (FSI + Non-FSI) (Sq.m.)	1,71,837.55 sqm					
17	TBUA (m ²) approved by Planning Authority till date.	LOI file no. - जा.क्र. उमपा/नरवि/सा/430/25/बाप/40/16 dated - 03/06/2025, Approved FSI area is 1,24,898.64 sq.m					
18	Earlier EC details with Total Construction area, if any.	EC File No- SIA/MH/MIS/830064/2022 dated 03.03.2023 for a total construction Area of 1,57,468.50 sq. m (Restricted to TCA: 132787.57 sqm)					
19	Construction completed as per earlier EC (FSI + Non FSI) (Sq.m.)	As per EC the construction done on site is TBUA - 1,25704.90 sq.m (FSI Area - 83280.55 sq.m + Non FSI Area - 42424.35sq.m)					
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. + 1st (Park.) + 2nd Pod./Park. + 34 Floors)	123.2	Building No. 1	Ground + 1st (Parking) + 2nd Podium/Parking + 34 Floors	123.2	No Change, OC Received
	Building No. 2	Ground + 1st (Parking) + 2nd Podium/Parking + 34 Floors	123.2	Building No. 2	Ground + 1st (Parking) + 2nd Podium/Parking + 34 Floors	123.2	
	Building No. 3	2B + Gr + P1 + P2 (Podium/Parking) + 35 Floors	123.2	Building No. 3	2B + Gr + Podium 1+ & Podium 1A + Podium 2 + 3rd to 42 residential Floors	142.40	Vertical expansion by adding 5 nos of residential floors with a change in building configuration nomenclature. No change in building footprint, under constructio
Building No. 4	2B + Gr + P1 + P2 (Podium/Parking) + 35 Floors	123.2	Building No. 4	2B + Gr + Podium 1 & Podium 1A + Podium 2 + 3rd to 42 residential Floors	142.40		

							n as per the Earlier EC.
	Commercial	G + 2 floors	11.5	Commercial	G + 2 floors	11.5	No change
	Clubhouse	Basement 1+ Ground + 1st Floor+2PndP floor only	17.6	Clubhouse	Basement 1+ Ground + 1st Floor+2PndP floor only	17.6	No change
21	No. of Tenements & Shops		Flats- 968 nos, Shops- 18 nos, Office – 74nos, clubhouse: 1 No.				
22	Total Population		Residential – 5284 nos, Shops- 71 nos, Office: 222 nos. floating population 668 nos Total population: 6245nos				
23	Total Water Requirements CMD		835 KLD				
24	Under Ground Tank (UGT) location		Below Ground				
25	Source of water		Ulhasnagar Municipal Corporation				
26	STP Capacity & Technology		800 KLD (MBBR Technology)				
27	STP & ETP Location		Below Ground				
28	Sewage Generation CMD & % of sewage discharge in the sewer line		716 KLD, 35% of sewage discharge in the 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	25 kg/day		Handed over to Municipal waste collector	
			Construction waste	Topsoil	3925 cum	Will reuse for landscaping	
				Excavation Debris quantity	10000 cum	Already reused the debris quantity in internal plot works, including filling low-lying portions and road development.	
				Empty cement bags	37650 Nos.	To be handed over to local recyclers	
				Steel	6 MT	To be handed over to local recyclers	
Aggregates	25 MT	To be used as a layer for internal roads and building boundary wall.					
Broken	157	Waste tiles to be					

			Tiles	0 sqm	used as china mosaic for terraces.
			Empty Paint Cans (20 liter/can)	945 nos.	To be handed over to recycler
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)		Treatment / disposal
		Wet waste	1749 kg/day		Inert material will be sent to local body & recyclable will be sorted & handed over to authorized recycler
		Dry waste	1164 kg/day		To be processed in the OWC. Manure obtained shall be used for landscaping, Excess manure shall be sold to nearby end users
		E-Waste	3066.5 kg/annum		Will be collected and sent to MPCB authorized recyclers.
		STP Sludge (dry)	36 kg/day		Dry sewage sludge will be used as manure for gardening.
31	R.G. Area in sq.m.	RG required – 2615.87 sq. m (10%)			
		RG provided on Mother Earth – 2700 sq. m. (10.32%)			
		RG provided on Podium – 1607.87 sq.m			
		Total R.G Area – 4307.87 sq.m			
		Existing trees on the plot: 04 Nos (which are already cut)			
		Number of trees to be planted: nos			
		a) In RG area: 331 Nos.			
		b) In Miyawaki Plantation with area: 800 nos + 200 nos Shrubs in 200 sq.m area of Miyawaki			
		Number of trees to be cut/transplant: 04			
		Number of trees to be retain: 00 Nos			
Trees to be planted in lieu of cut/transplanted trees as per cumulative age: 04 nos. (already planted)					
		Total trees to be planted after development: 331 nos + 800 nos + 200 nos Shrubs			
32	Power requirement	During Operation Phase:			
		Details	MSEDCL		
		Connected load (kW)	10071 KW		
		Demand load (kW)	4422 KW		

33	Energy Efficiency	a) Total Energy saving (%): b) Solar energy (%):
34	D.G. set capacity	1x125kVA, 1x600kVA, 1x 500 KVA, 1 x 750 KVA
35	No. of 4-W & 2-W Parking with 25% EV	4W- 645 nos, 2W-1340 nos
36	No. & capacity of Rainwater harvesting tanks /Pits	1 no of tank having 2 days holding capacity of 300 cum
37	Project Cost in (Cr.)	Rs. 425 Cr.
38	EMP Cost	1. Construction Phase cost: Capital cost in lakhs: Rs. 116.5 Recurring cost in Lakhs/year: Rs. 134.6 2. Operation Phase cost: Setting-up Cost (Rs- Lakhs): Rs. 1296.57 1. O & M Cost Per year (Lakhs): Rs. 119.9
39	CER Details with justification if any....as per MoEF & CC circular dated 01/05/2018	It will be as per the OM dated 30th September 2020.
40	Details of Court Cases/litigations w.r.t the project and project location, if any.	NA

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

Sr. No.	Project Details	Unit	Details		
			As per EC Received 03/03/2023	For proposed Amendment	Remarks
1	Plot area	Sq.m.	31535.65	31535.65	No change
2	Net Plot area	Sq.m.	26158.69	26158.69	
3	FSI area	Sq.m.	1,13,643.12	1,24,898.64	Increase in FSI area by 1,1,255.52 sqm. Balance TDR + ancillary
4	Non FSI area	Sq.m.	43,825.38	46,938.91	Increase in NoN-FSI area by 3113.53 sqm.
5	Total Built up area (Construction area)	Sq.m.	1,57,468.50	1,71,837.55	Total Construction Area increases by 14369.05 sqm.
6	Project Cost	Rs.	400 Cr	425 Cr	Project cost increased by Rs 25 Cr.
8	Building Configuration				
	Buildings		As per EC Received	For proposed Amendment	Remarks
	Building No. 1		(Gr. + 1st (Park.) + 2nd Pod./Park. +34	Ground + 1st (Parking) + 2nd	No Change, OC Received

			Flors)	Podium/Parking + 34 Floors	
	Building No. 2		Ground + 1st (Parking) + 2nd Podium/Parking +34 Floors	Ground + 1st (Parking) + 2nd Podium/Parking + 34 Floors	
	Building No. 3		2B + Gr + P1 + P2 (Podium/Parking) + 35 Floors	2B + Gr + Podium 1+ & Podium 1A + Podium 2 + 3rd to 42 residential Floors	Vertical expansion by adding 5 nos of residential floors with a change in building configuration nomenclature. No change in bldg footprint, under construction as per Earlier EC.
	Building No. 4		2B + Gr + P1 + P2 (Podium/Parking) + 35 Floors	2B + Gr + Podium 1 & Podium 1A + Podium 2 + 3rd to 42 residential Floors	
	Commercial		G + 2 floors	G + 2 floors	No change
	Clubhouse		Basement 1+ Ground + 1st Floor+2nd floor only	Basement 1+ Ground + 1st Floor+2nd floor only	No change
	Number of tenants and shops				
10	Residential Tenements	Nos.	898	968	Increase in 70 nos. of flats
	Shops	Nos.	18	18	No Change
	Office	Nos.	74	74	
	Club house	Nos.	1	1	
	No. of expected Residents				
11	Residential	Nos.	4,904	5284	Increase in population by 380 nos due to vertical expansion in building no. 3 & 4
	Shops	Nos.	71	71	No change
	Office	Nos.	222	222	
	Clubhouse	Nos.	668	668	
	Total	Nos.	5865	6245	Increase in Population due to propose expansion
	Height of the building				
12	Building No. 1	m	123.20	123.20	No Change
	Building No. 2	m	123.20	123.20	No Change
	Building No. 3	m	123.20	142.40	Increase in building

					Height by 19.2 m.
	Building No. 4	m	123.20	142.40	Increase in building Height by 19.2 m.
	Commercial (Shops/Offices)	m	11.50	11.50	No Change
13	Total water requirement	KLD	783	835	Increase in Total water requirement by 282 KLD
14	Wastewater generation	KLD	670	716	Increase in Wastewater generation by 46 KLD
15	STP capacity	KLD	700	800	Increase in STP capacity by 100 KLD
16	Total Solid waste generation	Kg/Day	2645	2913	Increase in total waste generation by 268 kg/day
No. of Parking					
17	4 Wheelers	Nos.	699	645	As per revise norms
	2 Wheelers	Nos.	2581	1340	
Green Belt Development					
18	Prop. Total R.G.	Sq.m.	Required: 2,615.87 sqm (10%) Provided: Total 4,307.87 (on ground: 2700 sqm + on podium: 1607.87)	Required: 2,615.87 sqm (10%) Provided: Total 4,307.87 (on ground: 2700 sqm + on podium: 1607.87)	Area as per requirements
Power Requirement					
19	Connected Load	Kw	9022	10071	Increase in Connected load by 1049 KW
	Maximum Demand	Kw	4085	4422	Increase in Maximum Demand by 337 KW
	D.G. sets	KVA	1 x 125 kVA, 1 X 600 kVA, 1 x 500kVA, 1X 400 kVA	1 x 125 kVA, 1 X 600 kVA, 1 x 500 kVA, 1X 750 kVA	D.G. sets no. are revised as per current the requirements

3. PP has obtained first EC vide Letter No. SIA/MH/MIS/830064/2022 dated 03.03.2023 for total BUA of 1,57,468.50m² (Restricted to total built up area of 132787.57m² as per approval). Proposal has been considered by SEIAA in its 326th (Part B) meeting held on 23rd March 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 prevailing Hon'ble Supreme Court Order.
2. PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of requirement of EIA notification 2006, amended from time to time
3. PP to obtain (i) SWM NOC, PP Shall obtain all other relevant NOCs from the Competent Authority required for the Proposed Project. The planning authority shall not grant an Occupation certificate unless the applicant obtains all NOCs.
4. PP to obtain Certified Compliance Report from Integrated Regional Office, of MoEF&CC Nagpur.
5. 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
6. PP to make commercial area as single use plastic free area.
7. PP to ensure to achieve the standard parameters of the treated sewage as per 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 purpose and after obtaining necessary permission from the competent authority.
8. All guidelines issued by the local planning authority, MPCB/CPCB shall be followed to reduce /control air pollution due to proposed activity by way of providing adequate barricading, foggers, water sprinkling.
9. PP to complete tree plantation within the site during construction phase.
10. PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.

SEIAA Conditions-

1. PP has provided mandatory RG area of 2615.87 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. Air Quality Index monitoring to be ensured. Dust suppression measures shall be implemented also considering height of the building. Additional measures to be ensured.
4. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
5. In view of Maharashtra Electric Vehicle Policy, 2025, PP to provide electric vehicle D. C. Charger for 20 % of total parking provided, the number of D. C. Chargers should be worked out as provided in Niti Ayog Handbook of EV charging infrastructure implementation. Planning Authority and MPCB to ensure the same.
6. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA III dt.04.01.2019.
7. SEIAA after deliberation decided to grant EC for-FSI 1,24,898.64 m², Non FSI 46,938,91 m², total BUA 1,71,837.55 m². (Plan approval No. जा.क्र.उमपा/नरवि/सा/4-30/25/बोप/40/16, dated 03.06.2025)

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. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in
- XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions: -

- I. PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.
- II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
- III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
- IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
- V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
- VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
- VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered

separately on merit.

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.
6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.
8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


Jayashree Bhoj (IAS)
(Member Secretary, SEIAA)

Copy to:

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