

F. No. 21-35/2016-IA-III
Government of India
Ministry of Environment, Forest and Climate Change
(IA.III Section)

Indira Paryavaran Bhawan,
Jor Bagh Road, New Delhi - 3

Date: 23rd October, 2017

To,

M/s Paradise Super Structures

1701, Satra Plaza, Plot No. 19 & 20,
Sector-19D, Vashi, Navi Mumbai – 400705 (Maharashtra)

Email: uka1005@gmail.com

Subject: Sai World Empire-Residential Project at Plot Bearing S.No. 93/2+4, 93/3,94/1,94/2,94/3A,94/3B,94/4,102/1A,102/4,102/5A/2,102/5B,102/5C, 103/1A,103/2B,103/3, 102/1B, 102/3, 103/2A, 103/1B, Rohinjan, Panvel, Raigad by M/s Paradise Super Structures - Environmental Clearance - reg.

Sir,

This has reference to your online proposal No. IA/MH/NCP/63123/2017 dated 16th March 2017, submitted to this Ministry for grant of Environmental Clearance (EC) in terms of the provisions of the Environment Impact Assessment (EIA) Notification, 2006 under the Environment (Protection) Act, 1986.

2. The proposal for grant of environmental clearance to the project 'Sai World Empire-Residential Project at Plot Bearing S.No. 93/2+4, 93/3,94/1,94/2,94/3A,94/3B,94/4,102/1A,102/4,102/5A/2,102/5B,102/5C,103/1A,103/2B,103/3, 102/1B, 102/3, 103/2A, 103/1B, Rohinjan, Panvel, Raigad by M/s Paradise Super Structures, was considered by the Expert Appraisal Committee (Infra-2) in its meetings held on 12-14 April, 2017 and 26-28 July, 2017. The details of the project, as per the documents submitted by the project proponent, and also as informed during the above meeting, are under:-

- (i) The name of the project is SAI WORLD EMPIRE at Plot Bearing S.NO.93/2+4,93/3,94/1,94/2,94/3A,94/3B,94/4,102/1A,102/4,102/5A/2,102/5B,102/5C,103/1A,103/2B,103/3, 102/1B, 102/3, 103/2A, 103/1B, Rohinjan, Panvel, Raigad. Latitude and Longitude are 19^o04'53.47" N and 73^o04'25.32" E.
- (ii) Total plot is 66,260 sqm (FSI area: 176,748.51 sqm, Total construction area: 3,96,768.41 sqm. Total of flats 2703 nos. Maximum height of buildings is 127.15 m.
- (iii) During construction phase total expected water requirement of 13.5 KLD will be met through Tanker Water. Soak pits and septic tanks will be provided for disposal of waste water: Modular STP shall be provided. Temporary sanitary toilets will be provided during peak labor force.
- (iv) During operation phase total expected water demand will be of 1738 KLD (Recycled water: 1535 KLD). Waste water generated (1616 KLD) will be treated in STPs (750 KLD, 250 KLD & 650 KLD capacity). Treated water will be used for flushing and landscaping. Excess treated water of 852 KLD will be discharged to municipal drain.

- (v) Biodegradable waste 4014 kg/day will be processed in OWC and Non-biodegradable waste 2645 kg/day will be handed over to authorized local vendor
- (vi) Total Power requirement during construction phase will be 100 KVA which will be met by MSEDCL. During operation phase Connected load will be $32739+14203=46942$ kW
- (vii) Rainwater harvesting for 58 cum will be provided.
- (viii) ToR was issued vide letter no F.No.21-35/2016-IA-III dated 20th June, 2017 accorded by MoEF&CC.
- (ix) Investment/ cost of the project is 175.0 Crore.
- (x) Employment potential: Construction phase staff: 68 Nos. (approx.), overall labor strength during construction will be approx 612 Nos.
- (xi) Benefits of the project: As the project involves rental component, PP is indirectly provide affordable housing in the area. It is located well near the Taloja MIDC area, so it can be a residential hub for the employees over there.

3. The EAC, in its meeting held on 26-28 July, 2017, after detailed deliberations on the proposal, has recommended for grant of Environmental Clearance to the project. As per recommendations of the EAC, the Ministry of Environment, Forest and Climate Change hereby accords Environmental Clearance to the project 'Sai World Empire-Residential Project at Plot Bearing S.No. 93/2+4, 93/3,94/1,94/2,94/3A,94/3B,94/4,102/1A,102/4,102/5A/2,102/5B,102/5C,103/1A,103/2B,103/3, 102/1B, 102/3, 103/2A, 103/1B, Rohinjan, Panvel, Raigad by M/s Paradise Super Structures, under the provisions of the EIA Notification, 2006 and amendments/circulars issued thereon, and subject to the specific and general conditions as under:-

PART A – SPECIFIC CONDITIONS:

I. Construction Phase

- (i) The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
- (ii) The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
- (iii) Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and