ENVIRONMENTAL CLEARANCE

PARIVESH (Pro-Active and Responsive Facilitation by Interactive, and Virtuous Environmental Single-Window Hub)

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

To,

The -1

CAROA PROPERTIES LLP

5th floor, Godrej One, Vikhroli East, Mumbai City
Mumbai 400 079 -400079

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/INFRA2/438130/2023 dated 28 Jul 2023. The particulars of the environmental clearance granted to the project are as below.

1.	**EC Identification No.**	**EC24B039MH170091**
2.	**File No.**	SIA/MH/INFRA2/438130/2023
3.	**Project Type**	Expansion
4.	**Category**	B
5.	**Project/Activity including Schedule No.**	8(b) Townships and Area Development projects.
6.	**Name of Project**	Amendment in Environmental Clearance for Proposed expansion of Integrated Township project at Village Khanavale and Talegaon, Panvel and Khalapur Talukas, Raigad District, Maharashtra by Caroa Properties LLP
7.	**Name of Company/Organization**	CAROA PROPERTIES LLP
8.	**Location of Project**	MAHARASHTRA
9.	**TOR Date**	N/A

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

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

Date: 19/08/2024

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

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/438130/2023
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s.Caroa Properties LLP.,
Village: Khanavale and Talegaon,
Talukas: Panvel and Khalapur,
District Raigad.

Subject : Environmental clearance for Proposed expansion of Integrated Township Project Godrej City, Panvel at Village: Khanavale and Talegaon, Talukas: Panvel and Khalapur, District Raigad by M/s.Caroa Properties LLP.

Reference : Application no. SIA/MH/INFRA2/438130/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 212th meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 277th meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 4th July, 2024.

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

Sr. No.	Description	Details	
1	Proposal Number	**SIA/MH/INFRA2/438130/2023**	
2	Name of Project	Proposed Expansion of "Integrated Township Development Project"	
3	Project category	Category 8 (b) 'B1'	
4	Type of Institution	Private	
5	Project Proponent	Name	Mr. Amit R. Sharma
		Regd. Office address	CAROA PROPERTIES LLP, 5th floor, Godrej One, Vikhroli East, Mumbai City Mumbai 400 079
		Contact number	02266510200
		E-mail	gplcaroa@godrejproperties.com
6	Consultant	Aditya Environmental Services Pvt. Ltd. Accreditation no: NABET/EIA/2225/RA 0262 Date of validity: 01.05.2025	
7	Applied for	Amendment and Expansion in EC	
8	Location of the project	VILLAGE WISE SURVEY NOS. Plot bearing "38,74,36/1,73,30/1,75,42/4,42/1,42/3,32/2,39,43,44/4,70/1,70/2,72,76/1,76/2,78,68,81/2A,81/2B,40,47/2,50/12,50/	

		13,69,41/1,41/2,44/3,47/1,71,36/2,37/1,37/2, 27/1, 29/2, 29/3, 29/5, 30/2, 31/1, 33/1, 33/2, 34/1A, 42/2, 44/1, 45, 46, 50/4, 50/5, 50/6B, 64, 74, 75, 81/3, 82/2A, 82/4, 82/5, 83/1, 84/1, 85/1, 86/1, 112/1, 112/2, 113 OF VILLAGE KHANAVLE, PANVEL & 6/1,6/5,7/1,6/6,7/2,7/3A,7/4,5/2A,5/2B,9/2,4/1,4/2,4/3,4/4 ,4/5,4/6,7/3B,7/B1,7/B2,7/B3,7/B4,7/B5,7/B6,7/B7,7/C1, 7/C2,7/C3,7/C4,7/C5,7/C6,7/C7,7/C8,8/3A1,8/3A2,8/3A3 ,8/3A4,8/3A5,8/3A6,8/3A7,8/3A8,8/3A9,8/3A10,8/D1,8/ D2,8/D3,8/D4,8/D5,8/D6,8/D7,8/D8,8/B1,8/B2,8/B3,8/B 4,8/B5,8/B6,8/C1,8/C2,8/1A1,8/1A2,8/1A3,8/1A4,8/1A5, 8/1A6,9/B1,9/B2,9/B3,9/B4,9/B5,9/B6,9/B7,9/B8,9/D1,9/ D2,9/D3,9/D4,9/D5,9/D6,9/D7,9/D8,9/C1,9/C2,9/C3, 9/C4, 9/C5, 9/C6, 9/C7, 9/C8, 9/C9, 7/C9,7/C10, 6/2, 7/3/B/8, 7/3/B/9, 7/C/11, 7/C/12, 8/1/A/7, 8/3/A/11, 8/3/A/12, 8/B/7, 8/D/9, 8/D/10, 9/1, 9/B/9, 9/B/10, 9/C/10, 9/C/11, 9/D/9, 9/D/10 OF VILLAGE TALEGOAN, KHALAPUR, DIST-RAIGAD."
9	Latitude and Longitude	Latitude: $18^0$56'18.58" N Longitude: $73^0$11'31.70" E.
10	Plot Area (sq.m.)	5,21,006.302 sq.m
11	Deductions (sq.m.)	--
12	Net Plot area (sq.m.)	5,21,006.302 sq.m
13	Ground coverage (m2) & %	58,090.05 sq.m & 11%
14	FSI Area (sq.m.)	8,25,796.922 sq.m
15	Non-FSI (sq.m.)	2,69,965.755 sq.m
16	Proposed built-up area (FSI + Non FSI) (sq.m.)	10,95,762. 677 sq.m
17	TBUA (m^2) approved by Planning Authority till date	FSI area: 4,75,146.620 sq.m Non FSI area: 2,01,548.364 sq.m GCBUA: 6,76,694.984 sq.m plan approval: • CIDCO/NAINA/STP/BP-79/LAYOUT/2016/4261 dated 9th August 2016. • Amended sanctioned layout with CC-CIDCO/NAINA/STP/BP-79/2018/1626 dated 9th May 2018. • CIDCO Buildings Plans with CC for Phase 1 Resi, EWS-1 & EA – CIDCO/NAINA/STP/BP-79/2017/152 dated 14th March 2017. • CIDCO Buildings Plans with CC for Amended EA & EWS – CIDCO/NAINA/STP/BP-79/CC/2018/1647 dated 11th May 2018. • CIDCO Buildings Plans with CC for Phase 2 Resi. & EWS-3 – CIDCO/NAINA/STP/BP-79/CC/2018/2078

				dated 7th September 2018.)			
18	Earlier EC details with Total Construction area, if any.			EC identification no. SEIAA-EC-0000002285 TOR date: 20.06.2019 EC grant date: 25.06.2020 Total plot area: 4,31,675.638 sq.m FSI area: 4,75,146.620 sq.m Non FSI area: 2,01,548.364 sq.m Total built up area: 6,76,694.984 sq.m			
19	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)			FSI area: 1,38,690.54 sq.m Non FSI area: 47,023.63 sq.m GCBUA: 1,85,714.16 sq.m			
20	**Previous EC / Existing Building**			**Proposed Configuration**			**Reason for Modification / Change**
	Building Name	**Configuration**	**Height (m)**	**Building Name**	**Configuration**	**Height (m)**	
	Residential Phase 1 (3 Towers)	T1, T2, T3: G + 13 floors	Completed	Residential Phase 1 (3 Towers)	3 Towers Tower 1: P + S + 13 Tower 2: G+13 Tower 3: G+13 floors	38.40	No Change and completed
	Residential Zone 2(1 Tower)	G + 10 floors	32.2	Residential Zone 2 (1 Tower)	2 Towers: 5 Podium + Stilt + 31 UF each	111.30	Change in configuration
	Residential Phase 3 (1 Tower)	G + 10 floors	32.2	Residential Phase 3 (7 Towers)	7 Towers: 5 Podium + S + 40 UF each	138.30	Change in configuration and proposed addition of 6 residential towers
	Residential Zone 4 (Phase 2) (2 towers)	2 Towers: S + 27 floors Parking tower (MLCP): B+G+5 floors	Completed	Residential Zone 4 (Phase 2)	2 Towers: S + 27 floors Parking tower (MLCP): B+G+5 floors	81.95	No Change and completed
	Residential Phase 5 (7	T1: 39, T2-	203.0	Residential Phase 5 (7	7 Towers: Tower 1:	120.00	Tower 1 No Change

	towers)	T6: 6Pod+S+35; T7: P+42		towers)	Gr + 39 Upper Floors Tower 2 to 6 are connected with 1 Basement and 4 Podiums Tower 2 :Gr + 39 Upper Floors Tower 3 : Gr + 36 Upper Floors Tower 4 : Gr + 38 Upper Floors Tower 5 : Gr + 41 Upper Floors Tower 6 : Gr + 41 Upper Floors Tower 7: Gr + 41 Upper Floors Club House: Ground + Mezzanine + 2 UF+ Terrace Floor		Tower 2 to 6 Change in configuration and proposed addition of club house
	Residential Phase 6 (3 towers)	2B, T1 - G+ 18 and T2, T3 - G+ 17	90.2	Residential Phase 6 (2Towers)	2Towers: 5P + S+31 each	111.30	Change in building configuration and deletion of one residential tower
	Residential Phase 7 (1	G + 10 floors	32.2	Residential Phase 7	3 Towers: 5P + S+31	111.30	Change in configuration

	tower)			(3 towers)	each		and proposed addition of 2 residential towers
	EWS 1 (2 towers)	T1:S+11 floors T2:S+11 Floors		EWS 1 (2 towers)	T1: S + 11 floors T2: S+11 floors each	34.35	No Change and completed
	EWS 2 (1 tower)	G+13 Floors	(G+6)	EWS 2 (1 tower)	1 Tower: G+13 Floors	41.20	No Change and completed
	EWS 3 (2 towers)	Stilt +29 Floors & Stilt + 7 floors	86.35	EWS 3 (2 towers)	2 Towers: Tower 1 : G+ 1 podium + 21 floors, Tower 2 : G + 1 podium + 30 floors	94.00	Change in configuration
	Commercial Zone 1 (1 tower)	B+P1/G +P2+P3 +Atrium + 8 floors	125.50	Commercial Zone 1 (1 tower)	1 Tower: 2 podiums + Gr + 10 floors	52.50	Change in configuration
	Commercial Zone 2 (1 tower)	3B+G+23 floors	92.3	Commercial Zone 2 (1 tower)	1 Tower: 3 podiums+ G+ 1st Floor (Retail) +10 floors	60.30	Change in configuration
	Commercial Zone 3 (2 towers)	3B+G+29 floors	120.3	Commercial Zone 3 (1 towers)	1 Tower: 3 podiums+ G+ 1st Floor (Retail) +10 floors	60.30	Change in configuration
	Commercial Zone 4 (1 tower)	G + 4 floors	20.3	Commercial Zone 4 (1 tower)	1 Tower: 3 podiums- G+10 floors	52.50	Change in configuration
	PHC (2)	PHC 1 Tower: G + 4 floors, PHC 2 Tower: G + 5 Floors	20.6		PHC 1 Tower: G + 4 floors	17.80	No change in building configuration of HC1 and HC2 not proposed
	Education (1 tower)	School tower 1 :	17.8	Education (2 towers)	School Tower 1:	24.80	Proposed addition of 3

		G +3 Floors			G +6 Floors, School Tower 2: G +6 Floors		floors in school tower 1 and proposed addition 1 school building
	AS 1	community markets: G + 3 Floors	4	AS 1	community markets: G structure	4.45	Change in configuration
	AS 2	Townhall: G + 3 floors	4	AS 2	community markets: G structure		Change in location
	AS3	Not proposed	-	AS3	Townhall: G + 2 structure	10.80	Townhall earlier proposed in AS2
	Public Utility 1	fire brigade + GSR: G Floor	4	Public Utility 1	fire brigade + GSR: G Floor	4.45	No Change
	Public Utility 2	Sewage Waste Management: G Floor	16.45	Public Utility 2	Police Station: G Floor	4.45	Change in location
	Public Utility 3	Cremation Ground: G Floor	-	Public Utility 3	Bus Depot: G Floor	4.45	Change in location
	Public Utility 4	Burial Ground: G Floor	-	Public Utility 4	Sewage waste management: G Floor	-	Change in location
	Public Utility 5	Bus Station/ Transport Hub: G Floor	17.95	Public Utility 5	Cremation ground	-	Change in location
	Public Utility 6	Police Station: G Floor	-	Public Utility 6	Burial ground	-	Change in usage
	Public Utility 7	Electrical Substation: G Floor	-	Public Utility 7	Electrical Substation	-	No change

	Public Utility 8	other PU: G Floor	4	Public Utility 8	other PU: G Floor	-	No Change
	Public utility 9	Public Parking facilities : G Floor	-	Public utility 9	Public Parking facilities: G Floor	-	No Change
	Public utility 10	Solid waste Manage ment: G Floor	-	Public utility 10	Solid waste Manageme nt: G Floor	-	No Change
21	No. of Tenements & Shops			(Existing + Proposed): 26 Residential towers (no. of flats; 6644 nos.), 3 EWS towers (no. of flats; 1897 nos.), 4 Commercial towers + Shops Commercial in Existing phase 1 + Shops Commercial in Proposed Ph III (units: 604 nos.), 1 public health care Centre, , 2 nos. of Educational towers, 2 community markets, 1 townhall, 10 public utilities (fire brigade + GSR, Police Station, Bus Depot, Sewage waste management, Cremation ground, Burial ground, Electrical Substation, other, Public Parking facilities, Solid waste Management)			
22	Total Population			Total Occupants: 53,833 nos. (Residential: 31,144 nos. + EWS: 7588 nos., Commercial: 12,309 nos., Schools: 4000 nos.+ Amenities: 609 nos. + PHC: 257 nos. + Public utilities: 183 nos.)			
23	Total Water Requirements CMD			Total water requirement: 8115 CMD			

Water requirement	**Source**	**Total water requirement (cmd)**	
		Dry Season	**Wet Season**
Domestic	MJP	4837	4837
Swimming pool	Tanker	602	602
Flushing	STP Recycled water	2562	2562
Gardening	STP Recycled water	114	0
Total		**8115**	**8001**

<table>
<tr><td>24</td><td>Under Ground Tank (UGT) location</td><td>Underground</td></tr>
<tr><td>25</td><td>Source of water</td><td>Supply from MJP + Recycled water from STP + Tanker</td></tr>
<tr><td>26</td><td>STP Capacity & Technology</td><td>STP Capacity: 15 Nos. x 6991 kld, Septic tanks: 5 nos.
Technology: MBBR Technology
<table>
<tr><th>Description</th><th>Sewage generation (cmd)</th><th>STP capacity (cmd)</th></tr>
<tr><td>RZ1</td><td>335</td><td>335</td></tr>
<tr><td>RZ2</td><td>164</td><td>164</td></tr>
<tr><td>RZ3</td><td>1028</td><td>1028</td></tr>
<tr><td>RZ4</td><td>309</td><td>325</td></tr>
<tr><td>RZ5</td><td>1170</td><td>1170</td></tr>
<tr><td>RZ6</td><td>467</td><td>1100</td></tr>
<tr><td>RZ7</td><td>304</td><td>304</td></tr>
<tr><td>EWS1</td><td>207.20</td><td rowspan="2">350</td></tr>
<tr><td>EWS2</td><td>72.35</td></tr>
<tr><td>EWS3</td><td>679.78</td><td>761</td></tr>
<tr><td>CZ1</td><td>886.32</td><td>886</td></tr>
<tr><td>CZ2</td><td>47</td><td>47</td></tr>
<tr><td>CZ3</td><td>141.65</td><td>148</td></tr>
<tr><td>CZ4</td><td>212.81</td><td>221</td></tr>
<tr><td>EDU1</td><td>77</td><td>77</td></tr>
<tr><td>EDU2</td><td>77</td><td>77</td></tr>
<tr><td>AS1 Community Markets</td><td rowspan="2">4</td><td>4</td></tr>
<tr><td>AS2 Community Markets</td><td>4</td></tr>
<tr><td>AS3 Townhall</td><td>19</td><td>19</td></tr>
<tr><td>PHC</td><td>10</td><td>10</td></tr>
<tr><td>Public Utility 1 (fire brigade + GSR)</td><td>3</td><td>1 (septic tank)</td></tr>
<tr><td>Public Utility 2 (Police Station)</td><td>1</td><td>-</td></tr>
<tr><td>Public Utility 3 (Bus Depot)</td><td>2</td><td>3 (septic tank)</td></tr>
<tr><td>Public Utility 4 (Sewage waste management)</td><td>-</td><td>-</td></tr>
<tr><td>Public Utility 5 (Cremation ground)</td><td>-</td><td>-</td></tr>
<tr><td>Public Utility 6 (Burial</td><td>-</td><td>1 (septic tank)</td></tr>
</table></td></tr>
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		ground)		
		Public Utility 7 (Electrical Substation)	-	-
		Public Utility 8 (other PU)	-	-
		Public utility 9 (Public Parking facilities)	-	-
		Public utility 10 (Solid waste Management)	-	-
		Public Utility 1 (fire brigade + GSR)	-	-
		Total	**62222**	**STPs: 15 Nos. x 6991 kld, Septic tanks: 5 nos.**
27	STP Location	On ground		
28	Sewage Generation CMD & % of sewage discharge in sewer line	Sewage generation: 6222 CMD % of sewage discharge in sewer line: 2612 cmd (49.38%)		
29	Solid Waste Management during Construction Phase	**Type**	**Quantity (Kg/d)**	**Treatment / disposal**
		Dry waste	40 kg/day	Will be segregated, and recyclable waste will be disposed off to authorized vendors.
		Wet waste	60 kg/day	
		Construction waste	2-3 MT	Surplus material will be disposed of as per C&D Waste Management Rules,2016.
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	**Type**	**Quantity (Kg/d)**	**Treatment / disposal**
		Dry waste	7,323 kg/day	Will be segregated, and recyclable waste will be disposed off to authorized vendors.
		Wet waste	12,551.67 kg/day	Proposed organic waste converter onsite.
		E-Waste	As per generation	E waste will be sent to authorized dismantler or recycler.
		STP Sludge	4.97 kg	The dried STP sludge,

		(dry)		after appropriate drying, will be used as manure for gardening to the extent possible.

Capacity of OWC to be installed:

Sr. No.	Proposed Zone	OWC capacity	Approx. OWC area provision (in sq.m)
1.	RZ1	450	77
2.	RZ2	200	38
3.	RZ3	1450	239
4.	RZ4	400	67
5.	RZ5	1350	130
6.	RZ6	580	109
7.	RZ7	200	71
8.	EWS1	190	30
9.	EWS2	75	14
10.	EWS3	850	158
11.	CZ1	1080	206
12.	CZ2	90	16
13.	CZ3	90	16
14.	CZ4	130	25
15.	EDU1	150	27
16.	EDU2	150	27
17.	AS1 Community Markets	10	2
18.	AS2 Community Markets		
19.	AS3 Townhall	40	7
20.	PHC	20	3
21.	Public Utility 1 (fire brigade + GSR)	10	1
22.	Public Utility 2 (Police Station)	10	1
23.	Public Utility 3 (Bus Depot)	10	1
24.	Public Utility 4 (Sewage waste management)	-	-
25.	Public Utility 5 (Cremation	-	-

		ground)		
		26. Public Utility 6 (Burial ground)	-	-
		27. Public Utility 7 (Electrical Substation)	-	-
		28. Public Utility 8 (other PU)	-	-
		29. Public utility 9 (Public Parking facilities)	-	-
		Total (kg/day)	-	**1265**

31	R.G. Area in sq.m.	RG required – 22,458.96 sq.m RG provided on Mother earth- 22,592.71 sq.m RG provided on Podium – Nil Total: 22,592.71 sq.m
		Existing trees on plot:2556 nos. Number of trees to be cut: 1274 nos. Number of trees to be transplanted: 365 nos. Number of trees to be retained: 1282 nos.
		Number of trees to be planted: a) In RG area: 10,342 nos. b) In Miyawaki Plantation (with area): 4520-no. of trees to be planted and Miyawaki area: 1130 sq.m and cost estimate: Rs 22.60 lacs.
		Total nos. of trees after development: 10,342+ 4520+ 1282= 16,144 nos.
32	Power requirement	During Operation Phase: **Details** / **Requirement** a) Connected load (MVA) – 1,28,291 kW b) Demand load (MVA) – 47,360 kW
33	Energy Efficiency	c) Total Energy saving (%): 22.61% b) Solar energy (%): 5.77%
34	D.G. set capacity	DG sets: 32 Nos., 32,225 KVA Transformers: 63 Nos., 52,530 KVA
35	No. of 4-W & 2-W Parking with 25% EV	**Parking details** / **Required (nos.)** / **Proposed (nos.)** 4-Wheeler – 5269 – 6198 2-Wheeler – 17,996 – 16,052
36	No. & capacity of Rain water harvesting tanks /Pits	**Particular** / **Tanks proposed (nos.)** / **Capacity (cmd)** / **Total capacity (cmd)**

		RWH Pits	98	6 cu.m each having size of 2500 dia x 2500 depth.	-
37	Project Cost in (Cr.)	Rs. 4714.62 Crs.			
38	EMP Cost	**During Construction phase:** INR. 115 lacs/Annum. **During Operation Phase:** 1.Capital Cost: INR. 3775 lacs 2.O& M Cost: INR 130.79 lacs/Annum.			
39	CER Details with justification if any….as per MoEF&CC circular dated 01/05/2018	As per EMP			
40	Details of Court Cases/litigations w.r.t the project and project location, if any.	Nil			

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

Sr. No.	Particular	As per previous EC – 25.06.2020	Proposal after expansion	Remark
1.	**AREA STATEMENT (in sq.m)**			
i.	Total plot area	4,31,675.638	5,21,006.342	Increase in plot area by 89,330.704 sq.m
ii.	FSI	4,75,146.620	8,25,796.922 sq.m	Increase in FSI area by 3,50,650.302 sq.m
iii.	Non FSI	2,01,548.364	2,69,965.755	Increase in Non FSI area by 68,417.391 sq.m
iv.	Gross Construction BUA	6,76,694.984 sq.m	10,95,762.677	Increase in Gross Construction BUA by 4,19,057.693 sq.m.
v.	RG area proposed	Provided: 24,418.68 Entire RG with open space: 1,81,724.13	Provided:22,592.71 Entire RG with open space: 2,19,362.25	Increase in RG area by 1825.97 sq.m
vi.	Ground coverage area	48,360.244	58,090.05	Increase in Ground coverage area by 9,729.806 sq.m
2.	**PROJECT COST (in Rs. crore)**	2918	4714.62	Increase in project cost

3.	NO. OF BUILDINGS, CONFIGURATION, HEIGHT, UNITS			
i.	No. of buildings	• 18 residential towers, • 5 EWS towers, • 4 commercial towers, • 1 education towers, • 2 public health care centres, • 1 Townhall, • 1 Community market • 10 public utilities (fire brigade + GSR, Sewage Waste Management, Cremation Ground, Burial Ground, Bus Station/Transport Hub, Police Station, Electrical Substation, other PU, Public Parking facilities, Solid waste Management	• 26 residential towers, • 5 EWS towers, • 4 commercial towers, • 2 education towers, • 1 public health care centres, • 1 Townhall, • 2 Community market and • Public utilities (fire brigade + GSR, Sewage Waste Management, Cremation Ground, Burial Ground, Bus Station/Transport Hub, Police Station, Electrical Substation, other PU, Public Parking facilities, area for solid waste management).	Expansion in existing buildings and addition of proposed buildings

Sr. No.	Particular	As per previous EC – 25.06.2020	Proposal after expansion	Remarks
4.	**Building configuration**			
i.	Residential Phase 1	3 Towers T1, T2, T3: G + 13 floors	3 Towers Tower 1: S + 13 Tower 2: G+13 Tower 3: G+13 floors	No Change and completed
ii.	Residential Zone 2	1 Tower: G + 10 floors	2 Towers: 5 Podium + Stilt + 31 UF each	Change in configuration
iii.	Residential Phase 3	1 Tower: G + 10 floors	7 Towers: 5 Podium + S + 40 UF each	Change in configuration and proposed addition of 6 residential towers
iv.	Residential Zone 4 (phase 2)	2 Towers: S + 27 floors Parking tower (MLCP): B+G+5 floors	Tower 1 & 2: Stilt +27 each Parking tower (MLCP):	No Change and completed

			B+G+5 floors	
v.	Residential Phase 5	7 Towers T1: 39, T2-T6: 6Pod+S+35; T7: P+42	7 Towers: Tower 1: Gr + 39 Upper Floors Tower 2 to 6 are connected with 1 Basement and 4 Podiums Tower 2: Gr + 39 Upper Floors Tower 3: Gr + 36 Upper Floors Tower 4: Gr + 38 Upper Floors Tower 5: Gr + 41 Upper Floors Tower 6: Gr + 41 Upper Floors Tower 7: Gr + 41 Upper Floors Club House: Ground + Mezzanine + 2 UF+ Terrace Floor	Tower 1 No Change Tower 2 to 6 Change in configuration and proposed addition of club house
Sr. No.	**Particular**	**As per previous EC – 25.06.2020**	**Proposal after expansion**	**Remarks**
4.	**Building configuration**			
i.	Residential Phase 1	3 Towers T1, T2, T3: G + 13 floors	3 Towers Tower 1: S + 13 Tower 2: G+13 Tower 3: G+13 floors	No Change and completed
ii.	Residential Zone 2	1 Tower: G + 10 floors	2 Towers: 5 Podium + Stilt + 31 UF each	Change in configuration
iii.	Residential Phase 3	1 Tower: G + 10 floors	7 Towers: 5 Podium + S + 40 UF each	Change in configuration and proposed addition of 6 residential towers
iv.	Residential Zone 4 (phase 2)	2 Towers: S + 27 floors Parking tower (MLCP): B+G+5 floors	Tower 1 & 2: Stilt +27 each Parking tower (MLCP): B+G+5 floors	No Change and completed

v.	Residential Phase 5	7 Towers T1: 39, T2-T6: 6Pod+S+35; T7: P+42	7 Towers: Tower 1: Gr + 39 Upper Floors Tower 2 to 6 are connected with 1 Basement and 4 Podiums Tower 2: Gr + 39 Upper Floors Tower 3: Gr + 36 Upper Floors Tower 4: Gr + 38 Upper Floors Tower 5: Gr + 41 Upper Floors Tower 6: Gr + 41 Upper Floors Tower 7: Gr + 41 Upper Floors Club House: Ground + Mezzanine + 2 UF+ Terrace Floor	Tower 1 No Change Tower 2 to 6 Change in configuration and proposed addition of club house
vi.	PHC	PHC 1 Tower: G + 4 floors	HC 1 Tower: G + 4 floors	No change in building configuration of HC1 and HC2 not proposed
vii.	PHC	PHC 1 Tower: G + 5 Floors	Not proposed	
viii.	Education	School 1 Tower: G +3 Floors	School Tower 1: G +6 Floors	Addition of 3 floors
ix.			School Tower 2: G +6 Floors	Proposed addition of 3 floors in school tower 1 and proposed addition 1 school building
x.	AS 1	community markets: G + 3 Floors	community markets: G structure	Change in configuration
xi.	AS 2	Townhall: G + 3 floors	community markets: G structure	Change in location
	AS 3	Not proposed	Townhall: G + 2 structure	Townhall earlier proposed in AS2
xii.	Public Utility 1	fire brigade + GSR: G Floor	fire brigade + GSR: G Floor	No Change
xiii.	Public Utility 2	Sewage Waste Management: G Floor	Police Station: G Floor	Change in location
xiv.	Public Utility 3	Cremation Ground	Bus Depot: G Floor	Change in location
	Public Utility 4	Burial Ground	Sewage waste management: G Floor	Change in location
	Public Utility 5	Bus Station/Transport Hub : G Floor	Cremation ground	Change in location
	Public Utility 6	Police Station : G Floor	Burial ground	Change in location
	Public Utility 7	Electrical Substation	Electrical Substation	No Change

	Public Utility 8	other PU: G Floor	other PU: G Floor	No Change
	Public utility 9	Public Parking facilities: G Floor	Public Parking facilities: G Floor	No Change
	Public utility 10	Solid waste Management: G Floor	Solid waste Management: G Floor	No Change

Environmental Parameters:

Sr. No	Particular	As per previous EC – 25.06.2020	Proposal after expansion	Remark
1.	**NUMBER OF USERS (nos.)**			Increase in no. of users by 16,550 nos.
a.	Residential + Commercial	37,283 nos.	53,833 nos.	
2.	**WATER CONSUMPTION (cmd)**			
a.	Source	MJP + STP Recycled water	MJP + STP Recycled water	Increase in water demand by 827 cmd
e.	Total water requirement	7288 cmd	8115 cmd	
3.	**SEWAGE TREATMENT PLANT (cmd)**			
a.	Sewage generation	5854 cmd	6190 cmd	Increase in sewage generation by 336 cmd Increase in STP capacity by 1040 cmd
b.	STP Technology	Moving Bed Bioreactor (MBBR)	No change	
c.	STP nos. & capacity	6000 cmd (23 nos.)	7040 cmd (15 nos.) + 5 septic tanks	
4.	**SOLID WASTE GENERATION (Kg/day)**			
a.	Biodegradable waste	8,702.754	12,615.75	Increase in Solid waste generation by 6336.519 kg/day
b.	Non-biodegradable waste	5,146.784	7360.85	
c.	Total MSW generation	14,578.461	20,914.98	
d.	Biomedical waste	1.15 T	0.75 T	Decrease in BMW generation
5.	**POWER REQUIREMENT**			
a.	Source	MSEDCL	MSEDCL	Increase in demand load by 26,568.498 kW
b.	Total connected load	44,367.327 kW	1,28,291 kW	

c.	Maximum Demand	20,791.502 kW	47,360 kW	Increase in capacities
d.	DG sets	23 nos. x 11,070 KVA	33 Nos., 34,235 KVA	
e.	Transformer	44 nos x 11,590 KVA	63 Nos., 52,530 KVA	
6.	**RAINWATER HARVESTING**			
a.	RWH pits	83 nos. Capacity = 6 cum each Size = 2500 dia x 2500 depth	98 nos. Capacity = 6 cum each Size = 2500 dia x 2500 depth	Increase in RWH pit by 15 nos.
7.	**PARKING PROVISION**			
a.	Required (nos.)	4W- 2141 nos. 2W- 12,940 nos.	4W- 5269 nos. 2W- 17,996 nos.	Increase in 4W parking nos.by 3896 nos. Increase in 2W parking nos.by 2680 nos.
b.	Provided (nos.)	4W- 2302 nos. 2W- 13,372 nos.	4W- 6198 nos. 2W- 16,052 nos.	

3. Proposal is an expansion of existing construction project. Project had received earlier Environment Clearance vide SEAC-2013/CR-62/TC-1, dated: 13th March 2014 and amendment in same vide letter No. EC0000000169, dated: 10th February 2018. Further amendment in EC was granted vide letter no. SEIAA-EC-0000002285; dated 25th June 2020 for total BUA of 6,76,694.984 m2. Proposal has been considered by SEIAA in its 277th meeting held on 4th July, 2024 and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to obtain following NOCs & remarks as per amended planning:
   a)Water Supply; b) Sewer Connection; c) SWD remarks; d) CFO NOC; e) Tree NOC; f) Revised Civil Aviation NOC.
3. PP to submit undertaking and architect certificate mentioning that they have provided all required RG as per prevailing DCR on mother earth as per the Hon'ble Supreme Court order.
4. PP to obtain certified compliance report of earlier EC from Regional Office, MOEF&CC, Nagpur.

5. PP to submit undertaking that they have not violated configuration of earlier EC as well as any provision of EIA Notifiaction,2006 amended thereafter time to time.
6. PP to provide adequate capacities of STPs for all buildings considering sewer generation & revise layouts of all STPs with area provided, 40% open to sky area & tank size details.
7. PP to ensure that sewage generated from Public Utilities like Bus Depot, Burial Ground & Fire Brigade buildings will be treated in the adjacent STPs; PP to provide pumping arrangement or any other method for transportation of sewer up to the STPs, where, STP is not feasible & include the cost of same in EMP.
8. PP to submit detail plan of disposal of excess treated water; PP to explore to provide tanks for storage of excess treated water, PP to include cost of operation & maintenance of storage tanks in EMP; PP to ensure that water stored in tanks does not deteriorate the quality of underground water in surrounding area& it should not become the area for breeding of mosquitos.
9. PP to submit revised storm water calculations considering the surrounding area; PP to submit Geo-hydrological survey report of the project site; PP to provide adequate capacity rain water harvesting tanks in addition to the proposed recharge pits & ensure that overflow of RWH tanks is connected to the RWH pits; PP to include cost RWH tanks in EMP.
10. PP to submit revised zone wise water balance of monsoon & non-monsoon season
11. Planning authority to ensure that assured water supply, sewer and storm water drainage network is made available in the vicinity of the project before issuing occupation certificate to the project.
12. PP to mark dedicated parking spaces for Education building & other proposed Public Utilities in the parking layout.

B. SEIAA Conditions-

1. PP has provided mandatory RG area of 22,458.96 m2 on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. This EC is excluding Residential Phase 3, 6 7, and Commercial Zone 1, 2, 3 and 4 as PP has not received CFO NOC for the same. Further, EC is restricted for Residential Phase 2 up to 81.80 m height only, for EWS Tower 3 up to 67.95 m height only as per CFO NOC.
3. 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.
4. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
5. 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.
6. SEIAA after deliberation decided to grant EC for-FSI-326611.50 m2, Non FSI-137814.29 m2, total BUA-464425.79 m2. (Plan approval No-MSRDC/SPA/ITP-3/Amended Layout/2024/480, dtd. 15/03/2024) (Restricted as per approval)

General Conditions:

a) Construction Phase :-

I. The solid waste generated should be properly collected and segregated. Dry/inert solid

waste should be disposed of to the approved sites for land filling after recovering recyclable material.

II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.

III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.

IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.

V. Arrangement shall be made that waste water and storm water do not get mixed.

VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.

VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.

VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.

IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.

X. The Energy Conservation Building code shall be strictly adhered to.

XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.

XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.

XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.

XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.

XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.

XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.

XVII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.

XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.

XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.

II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.

III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give100 % 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, NOx (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.

Pravin Darade
(Member Secretary, SEIAA)

Copy to:

1. Chairman, SEIAA, Mumbai.
2. Secretary, MoEF & CC, IA- Division MOEF & CC
3. Member Secretary, Maharashtra Pollution Control Board, Mumbai.
4. Regional Office MoEF & CC, Nagpur
5. District Collector, raigad.
6. Managing Director, MSRDC
7. Regional Officer, Maharashtra Pollution Control Board, Raigad.

Signature Not Verified
Digitally signed by: Shri Pravin C. Darade , I.A.S.
Designation: Member Secretary
Date and Time: 8/19/2024 11:41:50 AM