



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

To,

The Owner

ANIL R GUPTA

DII-1 and 2, Aakanksha Commercial Complex, Opp. Sajawat Complex,
Achole Road, Nallasopara East, Dist. Palghar - 4012019 -401209

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/INFRA2/422574/2023 dated 18 Mar 2023. The particulars of the
environmental clearance granted to the project are as below.

- | | |
|---|---|
| 1. EC Identification No. | EC23B039MH131005 |
| 2. File No. | SIA/MH/INFRA2/422574/2023 |
| 3. Project Type | Expansion |
| 4. Category | B |
| 5. Project/Activity including
Schedule No. | 8(b) Townships and Area Development
projects. |
| 6. Name of Project | Application for Amendment and
Expansion in EC for Residential cum
commercial project at village Nilemore,
Tal: Vasai, Dist: Palghar, Maharashtra by
Shri. Anil R Gupta (P.A. HOLDER). |
| 7. Name of Company/Organization | ANIL R GUPTA |
| 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.

Date: 21/07/2023

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

*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.*

This is a computer generated cover page.

PARIVESH

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



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/422574/2023
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To

Shri. Anil R Gupta (P.A. HOLDER).

village Nilemore, Tal: Vasai, Dist: Palghar.

Subject : Environment Clearance for proposed Amendment and Expansion in EC for Residential cum commercial project at village Nilemore, Tal: Vasai, Dist: Palghar by Shri. Anil R Gupta (P.A. HOLDER).

Reference : Application no. SIA/MH/INFRA2/422574/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 202nd meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 261st (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 09.06.2023.

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

Sr. No.	Description	Details	
1	Proposal No.	SIA/MH/MIS/INFRA2/422574/2023	
2	Name of Project	Amendment and Expansion in EC for Residential cum commercial project at village Nilemore, Tal: Vasai, Dist: Palghar, Maharashtra by Shri. Anil R. Gupta.	
3	Project category	B Category (8 (b) B1)	
4	Type of Institution	Proprietorship	
5	Project Proponent	Name	Shri. Anil R. Gupta
		Regd. Office address	DIII - 1 & 2, Aakanksha Commercial Complex, Opp. Sajawat Complex, Achole Road, Nallasopara (East), Dist. Palghar – 401209
		Contact number	0250-2441010/2020
		E-mail	anildma72@gmail.com anilrgupta19@gmail.com
6	Consultant	Mahabal Enviro Engineers Pvt. Ltd. NABET ACCREDIATION: QCI/NABET/EIA/ACO/17/00427	
7	Applied for	Amendment/Expansion in EC	

8	Location of the project			Land bearing S. No. 180, S. No. 181/2, S. No.185/1 to 12, S.No.186, S.No.187/B, S.No.188/Pt, S.No.190, S.No.191, S.No.192, S. No. 193, S. No. 194, S. No. 195B, H.No.11/Pt. & 12/Pt., S.No.196, S.No.197, S.No.199, S.No.201/Pt., S.No.202/Pt., S. No.203, S. No. 204/1, 2, 3 & 4, S.No.205/1, 2, 3, 4, 5, 6, 7, S. No.206/Pt., S.No.206/Pt., S.No.207/Pt., S. No. 208/1, 2, 3, 4 to 8, S. No.209/Pt., S. No.210 H.No.1Pt.,2, S.No.211/2, 3, 6, 7/Pt., 7/Pt. S.No.212/3, S.No.213/1, S.No.214/3, S.No.215/Pt., S.No.215/Pt., S.No.216/1, 2, 4, S.No.219/2, S. No. 220/Pt., S.No.221/1 & 2, S. No. 222/3, S.No.223/1 & 2, S.No.224/1, S.No.250/Pt., S.No.250/Pt., S.No.251/8, S.No.254, S.No.255/1 to 4, S.No.257/1, S. No.259/1, S. No.260/Pt. & S. No.260/Pt., S. No.261, S. No. 263			
9	Latitude and Longitude			Latitude: 19°25'52.46"N and Longitude: 72°48'38.80"E			
10	Plot Area (sq.m.)			3,84,993.27 m ²			
11	Deductions (sq. m.)			1,62,882.66 m ²			
12	Net Plot area (sq.m.)			2,22,110.61 m ²			
13	Ground coverage (m ²) & %			98,445.25 m ² (42.11%)			
14	FSI Area (sq.m.)			7,22,988.62 m ²			
15	Non-FSI (sq.m.)			3,34,613.76 m ²			
16	Proposed built-up area (FSI + Non FSI) (sq.m.)			10,57,602.38 m ²			
17	TBUA (m ²) approved by Planning Authority till date			10,02,690.93 m ² (The plan is approved by VVCMC vide No. VVCMC/TP/RDP/VP-0111/183/2022-23 dated. 21.07.2022) (Applied for revised approval to VVCMC dated. 23.03.2023)			
18	Earlier EC details with Total Construction area, if any.			We have obtained the EC vide No. EC22B039MH110650 dated 20.05.2022 (<i>under Violation of EIA Notification 2006, as amended and defined in MoEF & CC notification dated 14th March 2017 & 8th March 2018</i>) for the plot area 3,78,746.39 m ² , FSI area of 4,02,290.21 m ² and the total construction area of 6,88,154.56 m ² .			
19	Construction completed as per earlier EC (FSI + Non FSI) (m ²)			As on date, we have constructed 5,45,928.72 m2 on site (FSI: 3,05,128.16 m2).			
20	Bldg. Name	Config.	Height (m)	Bldg. Name	Config.	Height (m)	Reason for Modification / Change

<p>Total Number of Towers</p>	<p>Residential buildings with Shop Line (total 280 wings), Hospital, Primary & High School 1 & 2, Market building</p>	<p>-</p>	<p>Total Number of Towers</p>	<p>Residential buildings with Shop line (total 271 wings), Primary School, High School-1 & 2, Hospital, Market, Educational Bldg (CFC 1), Nursing Home (CFC-2), Prayer Center, CFC 5/Community Hall, CFC-6, CFC-7 & 9 R. O. S. structures.</p>	<p>-</p>	<p>Change in planning: 17 residential wings deleted. Also, vertical expansion/amendment is proposed in existing 62 wings and newly proposed 8 wings. Amenities bldgs./structures added.</p>
--------------------------------------	---	----------	--------------------------------------	--	----------	---

	Residential Bldg. Config.	170 Wings: G+7 floors 75 Wings: G+9 floors 35 Wings: G+12 floors Total: 280 Wings	23.90 m 29.60 m 38.15 m	Residential Bldg. Config.	1 Wing: G+4 floors 1 Wing: G+6 floors 142 Wings: G+7 floors 60 Wings: G+9 floors 10 Wings: St/G+12 floors 3 Wings: G+13 floors 13 Wings: St/G +14 floors 3 Wings: G+16 floors 5 Wing: G+22 floors 32 Wing: St/G +23 floors 1 Wing: St/G +24 floors Total: 271 Wings	18.60 23.80/23.9 0m 29.60/29.9 0 m 38.15 m 41.00 m 43.85/44.1 0 m 50.25 m 68.70 m 69.75 m 75.40 m	No change in existing 201 wings. 17 residential wings are deleted in proposed expansion. Also, vertical expansion is proposed in existing remaining 62 wings and Newly proposed 8 wings.
--	----------------------------------	--	--	----------------------------------	---	---	--

	Commercial/Amenity Bldg. config.	High School No. 1 & 2: G+7th (pt) floor Primary School: G+7 th floors Hospital: B+G+3 floors Market: G+3 floors	29.95 m 16.10 m 15.00 m	Commercial/Amenity Bldg. config.	High School No. 1 & 2: G+7th (pt) floor Primary School: G+7 th floors Hospital: B+G+3 floors Market: G+3 floors Educational Bldg (CFC-1): G+7 floors Nursing Home (CFC-2): G+5 floors CFC-5 – Community Hall: G+7 floors CFC-6 & 7 – St+1 floor Prayer Centre 9 R.O.S. structures: G+1 floor	29.95 m 16.10 m 15.00 m 29.40 m 22.20 m 29.40 m 7.80 m	Educational Bldg (CFC-1), Nursing Home (CFC-2), CFC-5/Community Hall, CFC-6 & 7, Prayer Center, R.O.S. structures added
21	No. of Tenements & Shops	Flats: 16,030 Nos., Shops: 1,286 Nos., Offices: 112 Nos. Amenities (Hall): 16 Nos. Store: 1 Nos. High School 1 & 2, Primary School area: 21,823.96 m ² Market: 3,615.84 m ² (120 Shops) Hospital: 200 beds CFC 1 (Educational Bldg.): 11,017.72 m ² CFC 2 (Nursing Home): 1,329.14 m ² CFC 5 (8 Shops & 7 Halls) to CFC 7: 5,457.80 m ² 9 ROS structures + Prayer Centre: 1,691.01 m ²					
22	Total Population	80,489 Nos.					
23	Total Water Requirements CMD	9,690 KLD					
24	Under Ground Tank (UGT) location	Below Ground					
25	Source of water	VVCMC					
26	STP Capacity & Technology	20 STP's of total capacity 9,500 KLD with MBBR technology					
27	STP Location	Below Ground					

28	Sewage Generation CMD & % of sewage discharge in sewer line	Sewage Generation: 9,050 KLD % Recycled: 65.9% % Disposal: 34.1%		
29	Solid Waste Management during Construction Phase	Type	Quantity (Kg/d)	Treatment / disposal
		Dry waste	40 kg/day	Handed over to local body
		Wet waste	60 kg/day	Handed over to local body
		Construction waste	18,345 m ³	Will be handled as per Construction Waste Rule, 2016
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Dry waste	14,495 kg/d	Handed over to local body
		Wet waste	21,742 kg/d	19 Mechanical Composting Units of total 22,600 kg/day capacity
		E-Waste	Tons/year	Handed over to Authorized recycler
		BMW waste (Hospital)	100 kg/Month	Bio medical waste is handled as per Bio-Medical Waste (Management and Handling) Rules, 2016
		STP Sludge (dry)	90 KLD	STP sludge will be composted
31	RG Area in Sq. m.	RG required: 22,211.06 m² (10%)		
		Paved RG provided on Ground: 21,004.78 m²		
		RG provided on Podium: 1,251.95 m²		
		Total RG provided: 22,256.73 m²		
		Existing trees prior to development: Nil		
		Trees to be planted till date: 1,047 Nos.		
		Number of trees to be planted: a) In RG & plot boundary area: 1,780 Nos. b) In Miyawaki Plantation (with area): 4,400 Nos. (1,100 m ²)		
		Number of trees cut/ Transplanted in proposed expansion: Nil		
Total Nos. of trees on plot: 7,227 Nos. (Including New + Miyawaki + Existing planted)				
32	Power Requirements	During Operation Phase:		
		Details/Source	MSEDCL	
		Connected load	90 MW	
		Demand Load	65 MW	
33	Energy Efficiency	a) Total Energy saving (%): 16.60% b) Solar energy (%): 5.02% (Solar PV panels: 3,200 kW; 6,600 panels each of 500 Wp)		
	D.G. set capacity	Total 9,500 kVA capacity		

34		
35	No. of 4-W & 2-W Parking with 25% EV	4W: 2,916 & 2W: 22,083 Nos. (EV charging Points: 25%)
36	No. & capacity of Rain water harvesting tanks /Pits	21 Rainwater Harvesting Tanks of total 3,150 KL capacity
37	Project Cost in (Cr.)	Rs. 1,385 Crs. (Including expansion cost of Rs. 486 Crs.)
38	EMP Cost	Construction phase: Rs. 160 Lakh/yr Operation phase: Capital Cost is Rs. 10,560 Lakh and O & M Cost is 1,120 Lakh/yr (Including DMP cost)
39	CER Details with justification if any....as per MoEF & CC circular dated 01/05/2018	Not Applicable. (as per MoEF&CC OM F. NO. 22-65/2017-IA.III Dt. 25.02.2021)
40	Details of Court Cases/litigations w.r.t the project and project location, if any.	No Court case is pending against the project

The comparative statement showing project details approved as per earlier EC and proposed project details is as given below:

Sr. No.	Details	Earlier EC vide No. EC22B039MH110650 dated. 20/05/2022	Proposed Amendment & Expansion in EC	Remarks
1	Name of the Project and S. Nos.	EC for Residential cum commercial project at Land bearing S. No. 180, 181/2, 185/1 to 12, 186, 187/B, 188/Pt, 190, 191, 192, 193, 194, 196, 197, 199, 201, 202, 203, 204/1, 2, 3 & 4 205/1, 2, 3, 4, 5, 6 & 7, 206, 207, 208/1, 2, 3, 4 to 8, 209, 210/1, 2, 3, 211/2, 3, 6 & 7/Pt., 212, 213/1, 214/3, 215/Pt.215/Pt., 216/1, 2 & 4, 219/2, 220/Pt.221/1&2, 222/3, 223/1, 224/1 & 250/Pt., 250/Pt., 251, 254, 255/1 to 4, 257/1, 259/1 260/Pt. & 260/Pt., 261 & 263 Village: Nilemore, Tal: Vasai, Dist.: Palghar, Maharashtra	Amendment and Expansion in EC for Residential cum commercial project at Land bearing Land bearing S. No.180, S.No.181/2, S.No.185/1 to 12, S.No.186, S.No.187/B, S.No.188/Pt, S.No.190, S.No.191, S.No.192, S.No.193, S.No.194, S. No. 195B, H.No.11/Pt. & 12/Pt., S.No.196, S.No.197, S.No.199, S.No.201/Pt., S.No.202/Pt., S.No.203, S.No.204/1, 2, 3	Added S. No. 195B/11/Pt. & 12/Pt., 211/7/Pt. Deleted S. No. 201/Pt., 202/Pt., 210/3

			& 4, S.No.205/1, 2, 3, 4, 5, 6, 7, S. No.206/Pt., S.No.206/Pt., S.No.207/Pt., S. No. 208/1, 2, 3, 4 to 8, S. No.209/Pt., S. No.210 H.No.1Pt.,2, S.No.211/2, 3, 6, 7/Pt., 7/Pt. S.No.212/3, S.No.213/1, S.No.214/3, S.No.215/Pt., S.No.215/Pt., S. No.216/1, 2, 4, S.No.219/2, S. No. 220/Pt., S.No.221/1 & 2, S. No. 222/3, S.No.223/1 & 2, S.No.224/1, S.No.250/Pt., S.No.250/Pt., S. No. 251/8, S.No.254, S.No.255/1 to 4, S.No.257/1, S. No.259/1, S. No.260/Pt. & S. No.260/Pt., S. No.261, S. No.263, at village Nilemore, Tal: Vasai, Dist: Palghar, Maharashtra	
2	Total Plot Area	3,78,746.39 m ²	3,84,993.27 m ²	Plot area increased by 6,246.88 m ² (Added S. No.195B/11/Pt. & 12/Pt., 211/7/Pt. Deleted S. No. 201/Pt., 202/Pt., 210/3)
3	Deductions	1,47,406.05 m ²	1,51,192.63 m ²	Increased
4	Balance Plot Area	2,31,340.34 m ²	2,33,800.64 m ²	Increased
5	Total Built-up Area	FSI: 4,02,290.21 m ² Non-FSI area: 2,85,864.35 m ² Total BUA:	FSI: 7,22,988.62 m ² Non-FSI area: 3,34,613.76 m ² Total BUA:	Increased due to addition of plot and applicability of UDCPR 2020

		6,88,154.56 m ²	10,57,602.38 m ²	
6	Total Number of Towers	Residential buildings with Shop Line (total 280 wings), Hospital, Primary & High School 1 & 2, Market building	Residential buildings with Shop line (total 271 wings), Primary School, High School-1 & 2, Hospital, Market, Educational Bldg (CFC 1), Nursing Home (CFC-2), Prayer Center, CFC 5/Community Hall, CFC-6, CFC-7 & 9 R. O. S. structures.	Change in planning: 17 residential wings deleted. Also, vertical expansion/amendment is proposed in existing 62 wings and newly proposed 8 wings. Amenities bldgs./ structures added.
7	Residential Bldg. Config.	170 Wings: G+7 floors 75 Wings: G+9 floors 35 Wings: G+12 floors Total: 280 Wings	1 Wing: G+4 floors 1 Wing: G+6 floors 142 Wings: G+7 floors 60 Wings: G+9 floors 10 Wings: St/G+12 floors 3 Wings: G+13 floors 13 Wings: St/G+14 floors 3 Wings: G+16 floors 5 Wing: G+22 floors 32 Wing: St/G+23 floors 1 Wing: St/G+24 floors Total: 271 Wings	No change in existing 201 wings. 17 residential wings are deleted in proposed expansion. Also, vertical expansion is proposed in existing remaining 62 wings and Newly proposed 8 wings.
8	Commercial/Amenity Bldg. config.	High School No. 1 & 2: G+7 th (pt) floor Primary School: G+7 th floors Hospital: B+G+3 floors Market: G+3 floors	High School No. 1 & 2: G+7 th (pt) floor Primary School: G+7 th floors Hospital: B+G+3 floors Market: G+3 floors Educational Bldg (CFC-1): G+7 floors Nursing Home (CFC-2): G+5	Educational Bldg (CFC-1), Nursing Home (CFC-2), CFC-5/Community Hall, CFC-6 & 7, Prayer Center, R.O.S. structures added

			floors CFC-5 – Community Hall: G+7 floors CFC-6 & 7 – St+1 floor Prayer Center 9 R.O.S. structures: G+1 floors	
8	Nos. of Flats, Shops and commercial area	Flats: 17,610 Nos. Shops: 1,035 Nos. Offices: 139 Nos. Amenities (Hall): 9 Nos. High School 1 & 2 Primary School area: 19,404.85 m ² Hospital: 200 beds (27,449.74 m ²) Market: 3,982.15 m ²	Flats: 16,030 Nos. Shops: 1,286 Nos. Offices: 112 Nos. Amenities (Hall): 16 Nos. Store: 1 Nos. High School 1 & 2 Primary School area: 21,823.96 m ² Market: 3,615.84 m ² (120 Shops) Hospital: 200 beds (27,449.74 m ²) CFC 1 (Educational Bldg.): 11,017.72 m ² CFC 2 (Nursing Home): 1,329.14 m ² CFC 5 (8 Shops & 7 Halls) to CFC 7: 5,457.80 m ² 9 ROS structures + Prayer Centre: 1,691.01 m ²	Nos. of flats reduced and commercial areas are increased.
9	Population	93,789 Nos.	80,489 Nos.	Decreased due to decrease in flats
10	Water Requirement	12,183	9,690 KLD	Decreased due to decrease in population
11	Waste Water Generation	11,379	9,050 KLD	Decreased due to decrease in population
12	STP Capacity	STPs of 12,000 KLD	STPs of 9,500 KLD	Decreased due to decrease in population
13	Solid Waste generation	Total Solid waste: 45,173 kg/d Biodegradable: 27,104 kg/d Non-biodegradable: 18,069 kg/d	Total Solid waste: 36,237 kg/d Biodegradable: 21,742 kg/d Non-biodegradable: 14,495 kg/d	Decreased due to decrease in population

14	Energy	Demand Load: 45 MW Total DG set: 8,250 kVA	Demand Load: 65 MW Total DG set: 9,500 kVA	Increased due to increase in area
15	Parking details	Four-Wheeler – 5,218 Nos. Two-Wheeler – 17,844 Nos.	Four-Wheeler – 2,916 Nos. Two-Wheeler – 22,083 Nos.	Provided as per norms
16	Project cost (Rs.)	Rs. 899 Cr	Rs. 1,385 Cr	Increased by Rs. 486 Cr

BUILDING DETAILS:

Building details				Building Configuration			Remarks
Phase No.	Sector No.	Bldg. No.	Wing	Details as per earlier EC approved dt. 20/05/2022	Existing floor constructed on site	Proposed Amendment/ Expansion in EC	
PHASE-I	SECTOR - 1	Bldg No-1	A & D	G+12	No work started	St/G+23	Change in planning, No work started
			B & C	St/G+12	St/G+7	St/G+12	No change, Under Construction
		Bldg No-2	A,B	St/G+12	St/G+7	St/G+12	No change, Under Construction
			C	G+12	G+7	G+12	No change, Under Construction
			D,E&F	G+12	G+7	G+13	No change in foot print, Addition of 1 habitable floor
		Bldg No-3	A & B	G+12	No work started	St/G+23	Change in planning, No work started
			C to F	G+12	G+2	G+14	No change in foot print, Addition of 2 habitable floors
			G & H	G+12	G+12	G+12	No change
		Bldg No-4	A & B	G+9	No work started	G+9	Change in planning, No work started
		Bldg No-5	A & B	G+9	No work started	St/G+23	Change in planning, No work started
			C	-	No work started	St/G+23	Newly Proposed
		Bldg No-6	A	G+9	No work started	G+7	Change in planning, No work started
		Bldg No-7	A	-	No work started	G+7	Newly Proposed

PHASE-I	SECTOR - 2A	Bldg No-1	A to H	G+7	G+7	G+7	Completed	
		Bldg No-2	A to G	G+7	G+7	G+7	Completed	
			H	G+12	G+12	G+14	No change in foot print, Addition of 2 habitable floors	
			I	G+12	No work started	St/G+24	Change in planning, No work started	
		Bldg No-3	A&B	G+7	G+7	G+14	No change in foot print, Addition of 7 habitable floors	
			C&D	G+7	St+G+7	St/G+14/pt	No change in foot print, Addition of 7 habitable floors	
			E	G+7	G+7	G+9	No change in foot print, Addition of 2 habitable floors	
		SECTOR - 2B	Bldg No-1	A,B&C	G+7	G+7	G+7	Completed
			Bldg No-2	A to C	G+9	G+9	G+9	Completed
	Bldg No-3		A to C	G+9	G+9	G+9	Completed	
	Bldg No-4		A,B&C	G+9	G+9	G+9	Completed	
	SECTOR - 3	Bldg No-1	A to H	G+7	G+7	G+7	Completed	
		Bldg No-2	A to K	G+7	G+7	G+7	Completed	
		Bldg No-3	A to J	G+7	G+7	G+7	Completed	
		Bldg No-4	A to J	G+7	G+7	G+7	Completed	
		Bldg No-5	A to J	G+7	G+7	G+7	Completed	
		Bldg No-6	A,B&C	G+9	G+9	G+9	Completed	
			A to D	G+9	G+9	G+9	Completed	
			E,F&G	G+7	G+7	G+7	Completed	
		Bldg No-7	H	G+7	G+7	G+9	No change in foot print, Addition of 2 habitable floors	
	Bldg No-8	A to I	G+7	G+7	G+7	Completed		
SECTOR - 4	Bldg No-1	A	G+7	G+4	G+6	No change in foot print, Deletion of 1 habitable floor		
		B & C	G+7	G+7	G+7	Completed		
	Bldg No-2	A to C	G+7	G+7	G+7	Completed		
	Bldg No-3	A to D	G+7	G+7	G+7	Completed		
	Bldg No-4	A to E	G+7	G+7	G+7	Completed		
SECTOR - 5	Bldg No-1	A to C	G+7	G+7	G+7	Completed		
	Bldg No-2	A	G+7	G+7	G+7	Completed		
	Bldg No-3	A to D	G+7	G+7	G+7	Completed		
	Bldg No-4	A to F	G+7	G+7	G+7	Completed		
	Bldg No-5	A to E	G+7	G+7	G+7	Completed		

PHASE-II			F & G	G+7	G+7	G+9	No change in foot print, Addition of 2 habitable floors	
		Bldg No-6	A to F	G+7	G+7	G+7	Completed	
		Bldg No-7	A to D	G+7	G+7	G+7	Completed	
		Bldg No-8	A to D	G+7	G+7	G+7	Completed	
	SECTOR - 6A	Bldg No-1	A	G+9	No work started	G+16	Change in planning, No work started	
		Bldg No-2	A to E	G+7	No work started	G+22	Change in planning, No work started	
			F,G,H	G+7	No work started	-	Removed from planning	
	SECTOR - 6B	Bldg No-1	A & B	G+7	No work started	G+7	No change, No work started	
		Bldg No-2	A & B	G+7	No work started	G+7	No change, No work started	
		Bldg No-3	A & B	G+7	No work started	G+7	No change, No work started	
		Bldg No-4	A & B	G+7	No work started	G+7	No change, No work started	
	SECTOR 1	Bldg No-1	A to F	G+9	G+9	G+9	Completed	
		SECTOR - 2	Bldg No-1	-	-	No work started	G+4	Newly Proposed
			Bldg No-2	A to F	G+9	G+9	G+9	Completed
			Bldg No-3	A	St/G+12	St/G+8	St/G+12	No change, Under Construction
				B	St+12	St+8	St+12	No change, Under Construction
				C	St/G+12	No work started	St/G+12	No change, No work started
				D & E	G+12	No work started	G+23	Change in planning, No work started
				F	G+12	No work started	-	Removed from planning
			Bldg No-4	A,B & F	G+7	No work started	G+23	Change in planning, No work started
C				G+7	No work started	St/G+23	Change in planning, No work started	
D & E				G+7	No work started	G+16	Change in planning, No work started	
Bldg No-5			A & B	G+12	No work started	-	Removed from planning	
			C to F	G+9	No work started	-	Removed from planning	
SECTOR - 3			Bldg No-1	A to F	G+9	G+9	G+9	Completed
			Bldg No-2	A to F	G+9	G+9	G+9	Completed
	Bldg No-3	A,B,C	G+9	P.C.C.	St/G+23	No change in foot print,		

PHASE-II	SECTOR - 4						Addition of 14 habitable floors
			D & F	G+9	-	-	Removed from planning
		Bldg No-4	A to C	G+9	G+9	G+9	Completed
		Bldg No-5	A	G+7	-	-	Removed from planning
		Bldg No-1	A1	-	-	G+23	Newly Proposed
			A	-	-	G+23	Newly Proposed
			Common area	-	-	St.+1	Newly Proposed
			B	-	-	G+23	Newly Proposed
			Common area	-	-	St.+1	Newly Proposed
			D,E,F	G+9	G+9	G+9	Completed
			C & G	G+9	G+9	G+9	No change in foot print, Addition of plan
		Bldg No-2	A	-	-	G+7	Newly Proposed
			B,C,D,E&F	G+7	G+7	G+7	Completed
		Bldg No-3	A ,B,C,D	G+7	No work started	G+23	Change in planning, No work started
	E & F		G+7	No work started	-	Removed from planning	
	Bldg No-4	A & B	G+7	No work started	G+23	Change in planning, No work started	
		C	G+9	No work started	G+23	Change in planning, No work started	
		D	-	-	G+23	Newly Proposed	
	Bldg No-5	A to F	G+9	G+9	G+9	Completed	
	SECTOR - 5	Bldg No-1	A	G+12	No work started	G+23	Change in planning, No work started
			B & C	G+12	G+5	St/G+14	No change in foot print, Addition of 2 habitable floors
			D	G+9	No work started	G+14	Change in planning, No work started
			E & F	G+9	No work started	-	Removed from planning
		Bldg No-2	A & D	G+12	No work started	G+23	Change in planning, No work started
			B	G+9	No work started	G+23	Change in planning, No work started
			C	G+12	G+10	G+14	No change in foot print, Addition of 2 habitable floors
			D1	-	-	G+23	Newly Proposed

Amenities Building details				Building Configuration			Remarks
Phase No.	Sector No.	Bldg. No.	Wing	Details as per earlier EC dt. 20/05/2022	Existing floor constructed on site	Proposed Amendment/Expansion in EC	
Phase-I	Sector-1	Educational Building PS	-	G+7	G+5	G+7	No change in foot print, Addition of 2 floors
		Educational Building HS-1	-	G+7pt	G+5	G+7	No change in foot print, Addition in 7pt floor
		Educational Building HS-2	-	G+7pt	G+5	G+7	No change in foot print, Addition in 7pt floor
Phase-I	Sector-2A	Prayer Center	-	-	-	-	Newly Proposed
Phase-I	Sector-2B	Market	-	G+3	No work started	G+3	Change in planning, No work started
Phase-I	Sector-3	Nursing Home – CFC-2	-	-	-	G+5	Newly Proposed
Phase-I	Sector-6A	CFC-5 - Community Hall	-	-	-	G+7	Newly Proposed
		CFC-6	-	-	-	St+1	Newly Proposed
Phase-I	Sector-6B	CFC-7	-	-	-	St+1	Newly Proposed
Phase-II	Sector-1	Hospital	-	B+G+3	B+G+3	B+G+3	Completed
		Educational Bldg. – CFC-1	-	-	-	G+7	Newly Proposed
Phase-I & II		9 R.O.S. Structures	-	-	-	G+1	Newly Proposed
				Total Wings = 280 (G+7 = 170; G+9 = 75; G+12 = 35)	-	Total Wings = 271	

3. The proposal has been considered by SEIAA in its 260th (Day-1) meeting held on 09.06.2023 and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to 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) Tree NOC; b) Nalla remarks; c) Railway NOC.

3. PP to obtain certified compliance report of earlier EC from Regional Office, MOEF&CC, Nagpur.
4. 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.
5. PP to provide ETPs to proposed hospitals.
6. PP to submit revised layout of OWCs showing curing capacity & nos. of curing racks at actual; PP to submit curing rack calculations for all OWCs; PP to explore to provide in vessel technology.
7. PP to remove the shrubs from proposed Miyawaki plantation & submit revised tree list with nos. of trees proposed in Miyawaki planation; PP to increase species diversity as per biodiversity study carried out for EIA preparation in Miyawaki plantation.
8. PP to submit detail calculations for reuse of treated water for avenue plantation and sand crushing.
9. PP to provide air & noise barricades during the construction phase & include the cost of same in EMP.
10. PP submit audit report of existing STPs & OWCs.
11. PP to provide adequate parking for hospital buildings

B. SEIAA Conditions-

1. PP has provided mandatory RG area of 22256.73m² on ground. Local planning authority to ensure the compliance of the same.
2. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
5. SEIAA after deliberation decided to grant EC for – FSI- 6,78,112.75 m², Non FSI- 3,30,042.52 m², Total BUA- 10,08,155.27 m². (Plan approval No VVCMC/TP/RDP/VP-0111/183/2022-23 dated. 21.07.2022)

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.



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, Palghar.
6. Commissioner, Vasai Virar City Municipal Corporation
7. Regional Officer, Maharashtra Pollution Control Board, Thane.