



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

To,

The Owner

RASHMI AMEYA DEVELOPERS HOUSING & ESTATE REALTORS PVT.
LTD.

DI/DII, Ground Floor, Aakanksha Commercial Complex, Opp. Sajawat
Complex, Achole Road, Nalasopara, Vasai -401203

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/INFRA2/422777/2023 dated 25 Mar 2023. The particulars of the
environmental clearance granted to the project are as below.

- | | |
|---|--|
| 1. EC Identification No. | EC23B038MH139617 |
| 2. File No. | SIA/MH/INFRA2/422777/2023 |
| 3. Project Type | Expansion |
| 4. Category | B |
| 5. Project/Activity including
Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Application for Terms of Reference for
Amendment and Expansion in EC for
Residential cum commercial project at
Village: Gokhiware, Tal: Vasai, Dist.:
Palghar by Rashmi Ameya Developers
Housing & Estate Realtors Pvt. Ltd |
| 7. Name of Company/Organization | RASHMI AMEYA DEVELOPERS
HOUSING & ESTATE REALTORS PVT.
LTD. |
| 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.*

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and Virtuous Environmental Single-Window Hub)



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/422777/2023
Environment & Climate Change
Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s.Rashmi Ameya Developers Housing
& Estate Realtors Pvt. Ltd.,
Village: Gokhiware, Tal: Vasai, Dist.: Palghar.

Subject : Environment Clearance for amendment and expansion in EC for Residential cum commercial project at S.No.62, H.No.1, 2/Pt., 3, 4, 5, 7, S.No.63, H.No.2/1, 2/2, 3, S.No.64, H.No.2, 3, S.No.65, S. No. 68, H.No.1, 2 & 3, S.No.69, H.No.1, 2,3,4,5, S.No.72, S.No.73, S.No.75, H.No.1, 2/1, 2/2, 3, 4, 5, 7, S.No.76, S. No.77, H.No.2, 3, 4, 5, 6, 7, S.No.81, H.No.1,2, 4, 5, 6, 8, 9, 10, 12, 13, 14, 15, 16, 17, 18, 19, 21, 22, 23, S.No.82, H.No.1,2,3/2,3/3,4,5,6,7, 8/1, 9,10, S.No.83, H. No. 1/Pt., S.No.84, H.No.3, 4, 6/Pt., 7/Pt., 10, S.No.85, H.No.3B, 6, 9, 10 & 12, S.No.87, H.No.1A, 1B, 1C, 2A, 2B, 3 & 7, S.No.88, H.No.1A, 1B, 2A & 2B, S. No.89, H.No.1, 2 & 4, S.No.271, S.No.272, S.No.273, S. No. 274, H.No.1, 2, 3, S.No.275, H.No.1, 2, S.No.276, H.No.1,2,3,4,5, S.No.277, H. No. 2&3, S. No. 278, H.No.1,2,3,4 S.No.279, H.No.1, S.No.280, H. No. 1,2,3,4,5 Amalgamation with S.No.85, H.No.7, S.No.88, H. No. 4&5, S.No.275, H.No.3, S.No.277, H.No.1, S.No.279, H.No.2, Village: Gokhiware, Tal: Vasai, Dist.: Palghar by M/s.Rashmi Ameya Developers Housing & Estate Realtors Pvt. Ltd

Reference : Application no. SIA/MH/INFRA2/422777/2023

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 Number	SIA/MH/INFRA2/422777/2023
2	Name of Project	Proposed Amendment and Expansion in EC for Residential cum Commercial project at Village: Gokhiware, Tal: Vasai, Dist.: Palghar by Rashmi Ameya Developers Housing & Estate Realtors Pvt. Ltd.
3	Project category	8 (a) category (B1)
4	Type of Institution	Private
5	Project Proponent	Name Mr. Shri Devendra R. Ladhani

		Regd. Office address	DIII - 1 & 2, Aakanksha Commercial Complex, opp. Sajawat Complex, Achole Road, Nallasopara (East), Dist. Palghar
		Contact Number	250-2441010, 2442020
		E-mail	radhesai92@gmail.com
6	Consultant	Mahabal Enviro Engineers Pvt. Ltd. Accredited by NABET vide No. QCI/NABET/EIA/ACO/17/00427	
7	Applied for	Amendment/ Expansion in EC	
8	Location of the project	S.No. 62, H. No. 1,2/Pt., 3, 4, 5, 7, S. No. 63, H. No. 2/1, 2/2, 3, S. No. 64, H. No. 2, 3, S. No. 65, S. No. 68, H. No. 1, 2, 3, S. No. 69, H. No. 1, 2, 3, 4, 5, S. No. 72, S. No. 73, S. No. 75, H. No. 1, 2/1, 2/2, 3, 4, 5, 7, S. No. 76, S. No. 77, H. No. 2, 3, 4, 5, 6, 7, S. No. 81, H. No. 1, 2, 4, 5, 6, 8, 9, 10, 12, 13, 14, 15, 16, 17, 18, 19, 21, 22, 23, S. No. 82, H. No. 1, 2, 3/2, 3/3, 4, 5, 6, 7, 8/1, 9, 10, S. No. 83, H. No. 1/Pt., S. No. 84, H. No. 3, 4, 6/Pt., 7/Pt., 10, S. No. 85, H. No. 3B, 6, 7, 9, 10, 12, S. No. 87, H. No. 1A, 1B, 1C, 2A, 2B, 3, 7, S. No. 88, H. No. 1A, 1B, 2A, 2B, 4, 5, S. No. 89, H. No. 1, 2 & 4, S. No. 271, S. No. 272, S. No. 273, S. No. 274, H. No. 1, 2, 3, S. No. 275, H. No. 1,2,3, S. No. 276, H. No. 1, 2, 3, 4, 5, S. No. 277, H. No. 1, 2, 3, S. No. 278, H. No. 1, 2, 3, 4 S. No. 279, H. No. 1, 2, S. No. 280, H. No. 1, 2, 3, 4, 5 of Village Gokhiware, Tal. Vasai, Dist. Palghar, Maharashtra	
9	Latitude and Longitude	Latitude: 19°23'39.34"N Longitude: 72°50'53.52"E	
10	Plot Area (m ²)	4,66,175.00 m ²	
11	Deductions (m ²)	1,82,929.55 m ²	
12	Net Plot area (m ²)	2,83,245.45 m ²	
13	Ground coverage (m ²) & %	Ground coverage (m ²): 82,525.99 m ² Ground coverage (%): 29.14% (against net plot)	
14	FSI Area (m ²)	12,35,245.19 m ²	
15	Non-FSI (m ²)	4,41,376.37 m ²	
16	Proposed built-up area (FSI + Non FSI) (m ²)	16,76,621.56 m ²	

17	TBUA (m ²) approved by Planning Authority till date			Plan is approved by VVCMC vide No. VVCMC/TP/RDP/VP-0329, 0815 & 0509/241/2022-23 dt. 29.07.2022 for FSI area: 6,18,135.32 m ² and Total BUA: 10,59,677.11 m ²			
18	Earlier EC details with Total Construction area, if any.			Earlier EC was obtained Vide letter No. EC21B039MH165230 dt. 09.12.2021 for plot area of 4,26,265.00 m ² , FSI Area 6,07,213.88 m ² and Total BUA of 9,48,525.52 m ²			
19	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)			Till date, we have constructed the Total BUA of 2,49,588.99 m ² (FSI: 1,68,189.47 m ²) on site.			
20	Previous EC			Proposed Configuration			Reason for Modification / Change
	Bldg. Name	Config.	Height (m)	Bldg. Name	Config.	Height (m)	
	Sector - I						
	1 (Wings A to C)	G+23	69.75	1 (Wings A to C)	G+30 (P1+P2+P3)	98.25	Change in planning - No work started
	-	-	-	1 (Wings D & E)	G+30 (P1+P2+P3)	98.25	Newly Proposed- No work started
	2 (Wings A to C)	G+23	69.75	2 (Wings A to C)	G+27	87.15	Change in planning - No work started
	2 (Wing D)	G+23	69.75	2 (Wing D)	G+23	69.75	Change in planning - No work started
	-	-	-	2 (Wings E to G)	G+27	87.15	Newly Proposed- No work started
	-	-	-	Comm on Area- Podium for A to G	G+2	7.85	Newly Proposed- No work started
3 (Wings A to F)	G+23	69.75	3 (Wings A to F)	G+P1+P2+P3 +29	105.20	Change in planning - No work started	

3 (Wings G to L)	G+23	69.75	-	-	-	Deleted
4A (Wing A)	G+1	7.80	4A (Wing A)	G+23/Pt.	69.95	Change in planning - No work started
4A (Wings B to F)	G+1	7.80	-	-	-	Deleted
4 (Wings A & B)	G+23	69.75	4 (Wings A & B)	G+23	69.95	Change in planning - No work started
4 (Wings C & D)	G+23	69.75	-	-	-	Deleted
5A (Wing A)	G+23	69.75	5A (Wing A)	G+31 (P1+P2)	94.80	Change in planning - No work started
5A (Wings B & C)	G+23	69.75	-	-	-	Deleted
5 (Wings A to E)	G+23	69.75	5 (Wings A to E)	G+31 (P1+P2)	94.80	Change in planning - No work started
5 (Wing F)	G+23	69.75	-	-	-	Deleted
6 (Wings A & B)	G+14/pt	43.85	6 (Wings A & B)	G+14/pt	43.85	No change - Constructed on site
7 (Wings A to E)	G+14	43.85	7 (Wings A to E)	G+14	43.85	No change - Constructed on site
8 (Wings A to F)	G+14	43.85	8 (Wings A to F)	G+14	43.85	No change - Constructed on site
8 (Wings G & H)	G+14	43.85	8 (Wings G & H)	G+19	66.30	Change in plan- No work started
-	-	-	8 (R.O.S. -Club House)	Stilt+1	8.70	Newly Proposed - No work started

-	-	-	8 (Wings I to Q)	G+23	69.95	Newly Proposed- No work started
9 (Wings A & B)	G+23	69.75	9 (Wings A & B)	G+22	69.30	Removal of 1 Habitable Floor- Under Construction
9 (Wing C)	G+23	69.75	9 (Wing C)	G+22	69.30	Removal of 1 Habitable Floor- Under Construction
9 (Wing D)	G+23	69.75	9 (Wing D)	G+22	69.30	Removal of 1 Habitable Floor- Under Construction
9 (Wing E)	G+23	69.75	9 (Wing E)	G+22	69.30	Removal of 1 Habitable Floor- Under Construction
9 (Wing F)	G+23	69.75	9 (Wing F)	G+22	69.30	Removal of 1 Habitable Floor- Under Construction
9 (Wing G)	G+23	69.75	9 (Wing G)	G+22	69.30	Removal of 1 Habitable Floor- Under Construction
9 (Wing H)	G+23	69.75	9 (Wing H)	G+22	69.30	Change in planning - No work started
-	-	-	Comm on Area- Podiu m for A to G	G+2	11.30	Newly Proposed- No work started
9 (Wing I)	G+23	69.75	-	-	-	
10 (Wings A to E)	G+23	69.75	10 (Wings A to E)	G+30 (P1+P2+P3)	98.25	Change in plan- No work started

10 (Wing F)	G+23	69.75	-	-	-	Deleted
Sector - II						
1 (Wings A & B)	G+9	29.60	1 (Wings A & B)	G+14	43.85	Vertical Expansion- Addition of 5 Habitable Floors
2 (Wings A & B)	G+9	29.60	2 (Wings A & B)	G+9	29.60	No change- Constructed on site
Sector - III						
1 (Wing A)	G+18	55.50	1 (Wing A)	G+18	55.50	No change- Constructed on site
1 (Wing B)	G+16	49.80	1 (Wing B)	G+16	49.80	No change- Constructed on site
1 (Wing C)	G+16	49.80	1 (Wing C)	G+16	49.80	No change- Under Construction
1 (Wing D)	G+14	43.85	1 (Wing D)	G+16	49.80	Vertical Expansion- Addition of 2 Habitable Floors
1 (Wing E)	G+18	55.50	1 (Wing E)	G+18	55.50	No change- Constructed on site
1 (Wing F & G)	G+18	55.50	1 (Wing F & G)	G+23	69.75	Change in planning- No work started
2 (Wings A & B)	G+14	44.10	2 (Wings A & B)	Stilt/G+14	44.10	No change- Constructed on site
2 (Wing C)	G+18	55.50	2 (Wing C)	G+23	69.75	Vertical Expansion- Addition of 5 Habitable Floors
-	-	-	2 (Wing D)	G+27	81.15	Newly Proposed- No work started
-	-	-	2 (Wings E to J)	G+23	69.75	Newly Proposed- No work started

-	-	-	Comm on area - Podiu m (E to J)	G+2	7.05	Newly Proposed- No work started
3 (Wing A)	G+16	49.80	3 (Wing A)	G+16	49.80	No change- Under Construction
3 (Wings B & C)	G+16	49.80	3 (Wings B & C)	G+16	49.80	No change- Constructed on site
3 (Wing D)	G+16	49.80	3 (Wing D)	G+16	49.80	No change- Under Construction
-	-	-	3 (Wings E & H)	G+25	81.05	Newly Proposed- No work started
4(Win g A)	G+23	69.75	4(Wing A)	Stilt+23	69.75	No change- Under Construction
4 (Wings D & E)	G+23	69.75	4 (Wings D & E)	Stilt+23	69.75	No change- Not yet Started
4 (Wings B & C)	G+23	69.75	4 (Wings B & C)	B+St/G+18	56.10	Change in plan- No work started
Rowho use-4	G+2	9.30	-	-	-	Deleted
-	-	-	5 (Wings A & B)	G+23	69.75	Newly Proposed- No work started
Sector - IV						
1 (Wings A & B)	G+18	55.50	1 (Wings A & B)	G+23	69.75	Change in plan- No work started
1 (Wing C)	G+7	23.95	-	-	-	Deleted
1 (Wing D)	G+7	23.95	1 (Wing D)	G+23	69.75	Vertical Expansion- Addition of 16 Habitable Floors
1 (Wing E)	G+1	7.80	-	-	-	Deleted

2 (Wings A & B)	G+14	44.10	-	-	-	Deleted
2	G+2	11.30	-	-	-	Deleted
Sector - V						
1 (Wings A to D)	G+1	7.80	1 (Wings A to D)	G+31 (P1+P2+P3)	96.00	Change in plan- No work started
1 (Wing E)	G+1	7.80	-	-	-	Deleted
2 (Wing A)	G+1	7.80	2 (Wing A)	G+31 (P1+P2)	94.80	Change in plan- No work started
2 (Wing B)	G+23	69.75	2 (Wing B)	G+31 (P1+P2)	94.80	Change in plan- No work started
2 (Wings C to E)	G+23	69.75	-	-	-	Deleted
3 (Wings A to E)	G+23	69.75	3 (Wings A to E)	G+30 (P1+P2+P3)	98.25	Change in plan- No work started
3 (Wing F)	G+23	69.75	-	-	-	Deleted
4 (Wings A to E)	G+23	69.75	4 (Wings A to E)	G+30 (P1+P2+P3)	98.25	Change in plan- No work started
4 (Wing F)	G+23	69.75	-	-	-	Deleted
-	-	-	5A (Office)	G+6	23.95	Newly Proposed- No work started
-	-	-	5A (Comm)	G+1	7.80	Newly Proposed- No work started
5 (Wings A to E)	G+1	7.80	-	-	-	Deleted
6 (Wings A to C)	G+23	69.75	6 (Wings A to C)	G+23	69.95	Change in plan- No work started
7 (Wings A & B)	G+23	69.75	7 (Wings A & B)	G+23	69.95	Change in plan- No work started

7 (Wing C)	G+7	23.95	-	-	-	
8 (Wing A)	G+23	69.95	8 (Wing A)	G+23	69.95	No change- Under Construction
8 (Wing B)	G+24	72.00	8 (Wing B)	G+23	69.95	Removal of 1 Habitable Floor- Under Construction
8 (Wings C & D)	G+23	69.95	8 (Wings C & D)	G+23	69.95	No change- Under Construction
-	-	-	8 (Wing A1)	G+23	69.95	Newly Proposed- No work started
9 (Wings A & B)	G+14	44.10	9 (Wings A & B)	G+23	69.95	Change in plan- No work started
10 (Wings A & B)	G+14	44.10	10 (Wings A & B)	G+23	69.95	Change in plan- No work started
10 (Wing C)	G+23	69.75	10 (Wing C)	G+23	69.95	No change- Under Construction
10 (Wing D)	G+23	69.75	10 (Wing D)	G+23	69.95	No change- Under Construction
10 (Wing E)	G+23	69.75	10 (Wing E)	G+23	69.95	No change- Under Construction
10 (Wing F)	G+23	69.75	10 (Wing F)	G+23	69.95	No change- Under Construction
10 (Wing G)	G+23	69.75	10 (Wing G)	G+23	69.95	Change in plan- No work started
-	-	-	10 (Wing H)	G+7	23.95	Newly Proposed- No work started
-	-	-	Comm on area - Podiu m (A to H)	G+2	7.05	Newly Proposed- No work started

Row use-10	G+2	11.30	-	-	-	Deleted
-	-	-	11 (Wing A)	G+23	69.75	Newly Proposed- No work started
-	-	-	12 (Wing A)	G+23	69.75	Newly Proposed- No work started
-	-	-	13 (Wing A)	G+7	23.95	Newly Proposed- No work started
Sector – I Amenities						
-	-	-	HS-1	G+7	26.60	Newly proposed- No work started
-	-	-	HS-2/1	G+7	26.60	Newly proposed- No work started
-	-	-	HS-2/2	G+7	26.60	Newly proposed- No work started
Sector – II Others						
LWC-1 (Wings A & B)	G+9	29.60	LWC-1 (Wings A & B)	Stilt+9	29.60	No change- Constructed on site
LWC-2 (Wings A & B)	G+9	29.60	LWC-2 (Wings A & B)	Stilt+9	29.60	No change- Constructed on site
Residential Ancillary (Wings A & B)	G+14	43.85	Residential Ancillary (Wings A & B)	G+14	43.85	No change- Constructed on site
Sector – II Amenities						
LWC (Nursing Home)	G+4	17.45	LWC (Nursing Home)	Stilt/G+7	30.00	Vertical Expansion addition of 3 Habitable Floors-No Work Started

Comm unity centre- 1	G+7	30.00	-	-	-	Deleted
Comm unity centre- 2	G+4pt.	17.45	Comm unity centre- 2	Stilt/G+3	15.00	Removal of 1 habitable floor-Not yet Started
Drama Theatr e	G+1	7.80	-	-	-	Deleted
-	-	-	Conve ntion Hall - 1 (CFC- 6)	G+2	11.40	Newly proposed - No work started
-	-	-	Conve ntion Hall - 2 (CFC- 6)	G+2	11.40	Newly Proposed- No work started
-	-	-	Comm unity Centre -1 (Health Center 1)	B+G+2	13.80	Newly Proposed- No work started
-	-	-	Comm unity Centre -1 (Health Center 2)	G+6	25.80	Newly Proposed- No work started
-	-	-	Comm unity Centre -1 (Cafete ria)	G+2	11.40	Newly Proposed- No work started
Sector – III Amenities						
HS	G+7	29.40	-	-	-	Deleted
PS-1	G+7	29.40	PS-1	G+7	29.40	No change- Not yet Started
PS-2	G+7	29.40	PS-2	G+7	29.40	No change- Not yet Started
Sector – V Amenities						

	-	-	-	CFC-2	G+2	11.40	Newly Proposed- No work started
	-	-	-	Sports Club	Gr.	5.65	Newly Proposed- No work started
21	No. of Tenements & Shops, Offices, Stores, others			Flats: 19,214 Nos., Shops: 838 Nos., Stores: 14 Nos., Offices: 12 Nos., Others: 282 Nos. Class Room, 9 Nos. Hall, 254 Nos. Beds, 6 Nos. Food Court, 3 Nos. Sports, 5 Nos. Gym			
22	Total Population			95,377 Nos.			
23	Total Water Requirements CMD			12,340 KLD			
24	Under Ground Tank (UGT) location			Underground			
25	Source of water			Vasai Virar City Municipal Corporation.			
26	STP Capacity & Technology			25 STP's of 11,602 KLD capacity with MBBR Technology			
27	STP Location			Ground			
28	Sewage Generation CMD & % of sewage discharge in sewer line			Sewage Generation: 11,517 KLD % of sewage discharge in sewer line: 34%			
29	Solid Waste Management during Construction Phase			Type	Quantity (kg/d)	Treatment / disposal	
				Dry waste	80 kg/d	Handed Over to Authorized recycler	
				Wet waste	120 kg/d	Handed over to local body	
				Construction waste (m ³)	43,150 m ³	Disposed off at designated disposal site.	
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed			Type	Quantity (kg/d)	Treatment / disposal	
				Dry waste	18,125 kg/d	Handed over to Local Body	

		Wet waste	27,188 kg/d	Composted using 1 Mechanical Composting Unit of total capacity of 27,789 kg/day						
		E-Waste (Ton/years)	50.0 tons/year	Authorized recyclers						
		STP Sludge (dry)	115 KLD	STP sludge is composted						
31	R.G. Area in sq.m.	<p>RG provided on Mother Earth: 22,093.28 m²</p> <p>RG provided on Podium: 8,479.06 m²</p> <p>Total RG provided: 30,572.34 m²</p> <p>Existing trees on plot: 392 Nos.</p> <p>Number of trees to be planted: 7,012 Nos.</p> <p>a) In RG area: 3,563 Nos.</p> <p>b) In Miyawaki Plantation (with area): 3,057 Nos. (Miyawaki area: 1,582.62 m²)</p> <p>Number of trees have been cut : Nil</p> <p>Number of trees have been retained: 392 Nos.</p> <p>Number of trees have been transplanted: Nil</p>								
32	Power requirement	<p>During Operation Phase:</p> <table border="1"> <tr> <td>Details:</td> <td>Reliance Energy</td> </tr> <tr> <td>Connected load</td> <td>144 MW</td> </tr> <tr> <td>Demand load</td> <td>78.6 MW</td> </tr> </table>			Details:	Reliance Energy	Connected load	144 MW	Demand load	78.6 MW
Details:	Reliance Energy									
Connected load	144 MW									
Demand load	78.6 MW									
33	Energy Efficiency	<p>a) Total Energy saving (%) : 31.10%</p> <p>b) Solar energy (%) : 20.5 %</p>								
34	D.G. set capacity	26,750 kVA								
35	No. of 4-W & 2-W Parking with 25% EV	<p>4-W: 5,136 Nos., 2-W: 24,969 Nos.</p> <p>EV Facility (25%): 4W: 1,284; 2W: 6,242</p>								
36	No. & capacity of Rain water harvesting tanks /Pits	18 RWH tanks with total capacity 3,350 m ³								
37	Project Cost in (Cr.)	Rs. 2,673.86/- Cr. (Expansion Cost: 925.21 Cr.)								
38	EMP Cost	Capital Cost: 14,066 lakh, O & M Cost: 1,487 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 the project details as per earlier EC and the proposed amendment is as follows:

S. No.	Particulars	As per earlier EC dt. 09.12.2021	Proposed Amendment/Expansion	Remarks
1.	Survey Nos.	S. No. 62, H. No. 1, 2/Pt., 3, 4, 5, 7, S. No. 63, H. No. 2/1, 2/2, 3, S. No. 64, H. No. 2, 3, S. No. 65, S. No. 68, H. No. 1, 2 & 3, S. No. 69, H. No. 1, 2, 3, 4, 5, S. No. 72, S. No. 73, S. No. 75, H. No.1, 2/1, 2/2, 3, 4, 5, 7, S. No. 76, S. No. 77, H. No. 2, 3, 4, 5, 6, 7, S. No. 81, H. No. 2, 4, 5, 6, 8, 9, 10, 12, 13, 14, 15, 16, 17, 18, 19, 21, 22, 23, S. No. 82, H. No. 3/3, 5, 7, 8/1, 9, 10, S. No. 83, H. No. 1/Pt, S. No. 84, H. No. 3, 4, 6/Pt, 10 S. No. 85, H. No. 3B, 6, 9, 10 & 12, S. No. 87, H. No. 1A, 1B, 1C, 2A, 2B, 3 & 7, S. No. 88, H. No. 1A, 1B, 2A & 2B, S. No. 89, H. No. 1, 2 & 4, S. No. 271, S. No. 272, S. No. 273, S. No. 274, H. No. 1, 2, 3, S. No. 275, H. No. 1, 2, S. No. 276, H. No. 1, 2, 3, 4, 5, S. No. 277, H. No. 2 & 3, S. No. 278, H. No. 1, 2, 3, 4, S. No. 279, H. No. 1, S. No. 280, H. No. 1, 2, 3, 4, 5.	S. No. 62, H. No. 1, 2/Pt., 3, 4, 5, 7, S. No. 63, H. No. 2/1, 2/2, 3, S. No. 64, H. No. 2, 3, S. No. 65, S. No. 68, H. No. 1, 2, 3, S. No. 69, H. No. 1, 2, 3, 4, 5, S. No. 72, S. No. 73, S. No. 75, H. No. 1, 2/1, 2/2, 3, 4, 5, 7, S. No. 76, S. No. 77, H. No. 2, 3, 4, 5, 6, 7, S. No. 81, H. No. 1, 2, 4, 5, 6, 8, 9, 10, 12, 13, 14, 15, 16, 17, 18, 19, 21, 22, 23, S. No. 82, H. No. 1, 2, 3/2, 3/3, 4, 5, 6, 7, 8/1, 9, 10, S. No. 83, H. No. 1/Pt., S. No. 84, H. No. 3, 4, 6/Pt., 7/Pt., 10, S. No. 85, H. No. 3B, 6, 7, 9, 10, 12, S. No. 87, H. No. 1A, 1B, 1C, 2A, 2B, 3, 7, S. No. 88, H. No. 1A, 1B, 2A, 2B, 4, 5, S. No. 89, H. No. 1, 2 & 4, S. No. 271, S. No. 272, S. No. 273, S. No. 274, H. No. 1, 2, 3, S. No. 275, H. No. 1, 2, 3, S. No. 276, H. No. 1, 2, 3, 4, 5, S. No. 277, H. No. 1, 2, 3, S. No. 278, H. No. 1, 2, 3, 4, S. No. 279, H. No. 1, 2, S. No. 280, H. No. 1, 2, 3, 4, 5	Addition of Survey No. S. No.85 H. No.3B, 7, S. No. 88 H. No 4 & 5, S. No. 275 H. No. 3 S. No. 277, H. No. 1, S. No. 279, H. No. 2, (Survey No. which was earlier not in possession, now added into the plot.)
2	Total Plot Area (m ²)	4,26,265.00	4,66,175.00	Addition of plot of 39,910 m ² which was not

				in possession earlier.
3	FSI Area (m ²)	6,07,213.88	12,35,245.19	Increased due to addition of plot area and applicability of UDCPR 2020
4	Non- FSI Area (m ²)	3,41,311.64	4,41,376.37	
5	Total construction area (m ²)	9,48,525.52	16,76,621.56	
6	No. of Buildings	30 Residential buildings with 429 Shop, Nursing Home, Row Houses, Primary & High School, LWC, Residential Ancillary, Community Centre, Drama Theatre.	34 Residential Bldg., Shop & Comm. Bldgs. (Total Shops 838), 5 Common area- Podium, 1 ROS structure, 1 High School-1, High School-2/Bldg. 1, High School-2/Bldg. 2, LWC-1, LWC-2, LWC (Nursing Home), Residential Ancillary-1, Community Centre-1 (Health Center-1, Health Center- 2, Cafeteria), Community Centre-2, Convention Hall – 1 (CFC-6), Convention Hall – 2 (CFC-6), Primary School-1, Primary School-2, CFC-2, Sports Club.	Increased
7	No. of Flats/ Commercial area	15,079	19,214	Increased
8	Total Population	80,943	95,337	Increased due to Increase in Flats
9	Water requirement	10,464	12,340	
10	Waste water generation	9,757	11,517	
11	STP Capacity	10,000 KLD with MBBR Technology	11,602 KLD with MBBR Technology	

12	Solid waste generation	38,958 Biodegradable: 23,375 kg/day Non-Biodegradable: 15,583 kg/day	45,313 Biodegradable: 27,188 kg/day Non-Biodegradable: 18,125 kg/day	
13	Energy Requirement	Demand Load: 43 MW	Demand Load: 78.6 MW	Increased
14	DG Set	12,825 kVA	26,750 kVA	
15	RG Area	RG Provided: 51,070.15 m ²	RG Provided: 30,572.34 m ²	RG provided as per norms
16	Parking provided	4W: 4,838 2W: 15,228	4W: 5,136 2W: 24,969	As per the norms Increased
17	Project Cost	1,748.65	2,673.86	Increased by 925.21 Cr.

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 thereunder 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 plan:
a) CFO NOC; b) Nalla Remark; c) DFCC NOC; d) Wetland Authority NOC; e) HTL NOC.
3. PP to submit compliance report of certified compliance report obtained from Regional Office, MOEF&CC, Nagpur is obtained.
4. Planning Authority to ensure that no OC to be issued to the project till water connection, sewer network, SWD network is made available in and around the project by PP and Planning Authority.
5. PP to obtain CRZ clearance for their amended plan.
6. PP to use excess treated water for construction within the project and ensure that project will be ZLD during construction phase; PP to ensure that in operation phase excess treated water discharged into sewer line should be less than 35%.
7. PP to submit revise Architect certificate with chronology of building approvals i.e CCs, OCs, ECs received & building wise, FSI, Non-FSI area wise, configuration wise construction done on site.
8. PP to relocate Sports Club building & Convention Hall (CF 6 building) proposed below High-Tension Line (HTL) & submit revised layout with location;

9. PP to provide RG area as mentioned in earlier EC.
10. PP to plant trees which are more oxygen generating and adaptable near to marine ecosystem/weather; PP to provide 5% of total RG area as Miyawaki plantation and increase species diversity in regular as well as in Miyawaki plantation as mentioned in biodiversity study included in EIA report & submit revised tree lists accordingly.

B. SEIAA Conditions-

1. PP has provided mandatory RG area of 30560.03 m² on ground. Local planning authority to ensure the compliance of the same.
2. This EC excludes wing D and E of building 4 of Sector 3, Wing B and D of building no 1 of Sector 5, building no 2, 3 and 4 of Sector 5, amenities of sector 3 and CFC-2 building of amenities of sector 5 as PP has not obtained CFO NOC for the same.
3. Further, EC is restricted for Wing A of building no 2 of Sector 1 up to 17.00 m height, for Wing C building no 1 of Sector 1 up to 44.10 m height, for building no 5 of Sector 5 up to 23.95 m height, for Wing C of building no 6 of sector 5 up to 23.90 m height and for Convention Hall 1 and 2, community center 1 (Cafeteria) of amenities of sector 5 up to 7.80 m height only as per CFO NOC.
4. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
5. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
6. 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 decided to grant EC for – FSI- 10,94,689.65 m², Non FSI- 2,03,077.61 m², Total BUA- 12,97,767.26 m². (Plan approval No VVCMC/TP/RDP/VP-0329, 0815 & 0509/ 672/2022-23 dated. 31/03/2023.)

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.

Signature Not Verified

Digitally signed by Shri Pravin C.
Darade , I.A.S.
Member Secretary

Date: 7/21/2023 2:36:45 PM

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/303934/2023
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.
Date : 01.02.2024

To
M/s.Rashmi Ameya Developers Housing &
Estate Realtors Pvt. Ltd.,
Village: Gokhiware, Tal: Vasai, Dist.: Palghar.

Subject : Environmental Clearance for corrigendum in earlier EC for Residential cum commercial project at S.No.62, H.No.1, 2/Pt., 3, 4, 5, 7, S.No.63, H.No.2/1, 2/2, 3, S.No.64, H.No.2, 3, S.No.65, S. No. 68, H.No.1, 2 & 3, S.No.69, H.No.1, 2,3,4,5, S.No.72, S.No.73, S.No.75, H.No.1, 2/1, 2/2, 3, 4, 5, 7, S.No.76, S. No.77, H.No.2, 3, 4, 5, 6, 7, S.No.81, H.No.1,2, 4, 5, 6, 8, 9, 10, 12, 13, 14, 15, 16, 17, 18, 19, 21, 22, 23, S.No.82, H.No.1,2,3/2,3/3,4,5,6,7, 8/1, 9,10, S.No.83, H. No. 1/Pt., S.No.84, H.No.3, 4, 6/Pt., 7/Pt., 10, S.No.85, H.No.3B, 6, 9, 10 & 12, S.No.87, H.No.1A, 1B, 1C, 2A, 2B, 3 & 7, S.No.88, H.No.1A, 1B, 2A & 2B, S. No.89, H.No.1, 2 & 4, S.No.271, S.No.272, S.No.273, S. No. 274, H.No.1, 2, 3, S.No.275, H.No.1, 2, S.No.276, H.No.1,2,3,4,5, S.No.277, H. No. 2&3, S. No. 278, H.No.1,2,3,4 S.No.279, H.No.1, S.No.280, H. No. 1,2,3,4,5 Amalgamation with S.No.85, H.No.7, S.No.88, H. No. 4&5, S.No.275, H.No.3, S.No.277, H.No.1, S.No.279, H.No.2, Village: Gokhiware, Tal: Vasai, Dist.: Palghar by Rashmi Ameya Developers Housing & Estate Realtors Pvt. Ltd.


Reference : Application no. SIA/MH/MIS/303934/2023

This has reference to your communication on the above-mentioned subject. You have obtained Environment Clearance vide SIA/MH/INFRA2/422777/ 2023 (EC23B038MH139617) on 21.07.2023. Now, you have applied for corrigendum in Environment Clearance dated 21.07.2023. Your proposal was considered in 270th (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 9th November, 2023 and SEIAA decided to grant corrigendum in Environment Clearance dated 21.07.2023 as below-

Particulars in EC dated 21.07.2023	Details Mentioned	Corrigendum shall be read as
SEIAA Specific Condition no 3	Further, EC is restricted for Wing A of building no 2 of Sector 1 up to 17.00 m height, for Wing C building no 1 of Sector 1 up to 44.10 m height, for building no 5 of	Further, EC is restricted for Wing A of building no 2 of Sector 1 up to 17.00 m height, for Wing C building no 1 of Sector 3 up to 44.10 m height, for building no 5

	Sector 5 up to 23.95 m height, for Wing C of building no 6 of sector 5 up to 23.90 m height and for Convention Hall 1 and 2, community center 1 (Cafeteria) of amenities of sector 5 up to 7.80 m height only as per CFO NOC	of Sector 5 up to 23.95 m height, for Wing C of building no 6 of sector 5 up to 23.90 m height and for Convention Hall 1 and 2, community centre 1 (Cafeteria) of amenities of sector 2 up to 7.80 m height only as per CFO NOC
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All the other terms and conditions mentioned in the EC dated 21.07.2023 shall remain the same.


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.