



SHREENATH REALTORS

Shop No. A-001, Vrindavan Heights Bldg., Shrishti Complex,
New Viva College Road, Bolinj, Virar (W), Dist. Palghar - 401 303.

Date : 03.01.2024

The Manager
Home Loan
Bank of India
Mumbai

Sub : Please Find details of my bank Account for Project

AGARWAL SKY HEIGHTS APF Number _____

Dear Sir/Madam,

Requesting you to consider the mention details for Fund Transfer.

Account Number: - 923020051598370
Account Type: - RERA
Account Holder Name:- SHREENATH REALTORS COLLECTION A/C
Bank Name:- AXIS BANK LTD.
Branch Address:- Gokul Building, 1st Floor, Agashi Road, Virar West
IFSC Code:- UTIB0000023
Email Id :- RIKY.WL@GMAIL.COM
Mobile No: - 9881245367

"We agree to receive an intimation of the funds remitted to us on the above mention email id and /or mobile No."

RIKY.WL@GMAIL.COM/9881245367

The above Project is mortgaged with - No

The above project is not mortgaged with any bank /FLs: No

Your Faithfully,

For SHREENATH REALTORS,
For SHREENATH REALTORS

PARTNER

PARTNER



SHREENATH REALTORS

Shop No. A-001, Vrindavan Heights Bldg., Shrishti Complex,
New Viva College Road, Bolinj, Virar (W), Dist. Palghar - 401 303.

Date: 03.01.2024

i. BASIC DATA:

1. Name of the Builder Entity : SHREENATH REALTORS
2. PAN of Entity : AEOFS3271H
3. Reg. Office Address : A-001, Vrindavan Heights Building Shrishti Complex, New Viva College Road, Bolinj, Virar West, District Palghar-401303.
4. Current Address : Building No.3, Sector-I, Opp. I Global School, Yashwant Smart City, Behind Madhuvan Township, Gokhiware, Vasai East-401208.
5. Partners Name :
 - 1) Mr. HEMANT LAXMINARAYAN AGARWAL
 - 2) Mr. RIKY LAXMINARAYAN AGARWAL
 - 3) Mr. TANAY RAMBABU AGARWAL
 - 4) Mr. HARSHIT BIPIN AGARWAL
 - 5) Mr. KAVYA PANKAJ AGARWAL
 - 6) Mr. MILAN BHADRESH MEHTA
6. Details of Authorized Person
 - 1) Mr. RIKY LAXMINARAYAN AGARWAL (PARTNER)
 - 2) PHONE NO. 9881245367
 - 3) EMIL ID: RIKY.WL@GMAIL.COM
7. Business Background:
Years in construction/Building Buiness : 30 Years

Location	Project Name	Stories	No.of Units
VIRAR WEST	AGARWAL SOLITAIRE	G+12	330
VASAI EAST	AGARWAL EXOTICA	G+14	334
VIRAR WEST	AGARWAL PARAMOUNT	G+14	835
VIRAR WEST	GIRIRAJ TOWER	G+16	126

For SHREENATH REALTORS

PARTNER

8. Present Proposal:

Name Of the Project : AGARWAL SKY HEIGHTS

Address & Location

• Property Location: Building No.3, Sector-I, Opp. I Global School, Yashwant Smart City, Behind Madhuvan Township, Gokhiware, Vasai East-401208.

• Saction Authority Name : Vasai Virar City Municipal Corporation

• Saction Approval Ref No :VVCMC/TP/RDP/VP-0329, 0815 & 0509/675/ 2022-23

• Saction Date: 31.03.2023

• RERA No: P99000054026

• Expected Completion Date as per RERA: 31.12.2029

• Area of Land : 9270 sq.mtr.

• No of Building in the project: 1 Building/ 6 Wings

• Stage of construction on application date: 3 slabs of A,B,C,D wings & Plinth of E & F wings completed

• Postal address with Land Mark : Shreenath Realtors, Agarwal Sky Heights, Building No.3, Sector-I, Yashwant Smart City, Behind Madhuvan Township, Gokhiware, Vasai East-401208.

9. Bank Account Details For Electronic Disbursement/Fund Transfer:

Account Number: 923020051598370

Account Type : Current

Bank Name: AXIS BANK LTD

IFSC CODE : UTIB0000023

Account Name : SHREENATH REALTORS COLLECTION A/C

Email ID: RIKY.WL@GMAIL.COM

We here by confirm that we are aware that the funds that will be remitted to us will be informed on the above mentioned email ID

We also declare that the transactions being carried out in the account number complies with RERA guidelines issued by the state

For **SHREENATH REALTORS**



PARTNER



SHREENATH REALTORS

Shop No. A-001, Vrindavan Heights Bldg., Shrishti Complex,
New Viva College Road, Bolinj, Virar (W), Dist. Palghar - 401 303.

10. Undertaking if Construction Funding Not Availed : Till date we have not availed any construction funding

We certify that till date we have not obtained finance for this project from financial institutions etc. and we shall inform Bank of India. of any such finance if availed by us in future (before completion of the project)

11. Contact Person of the Legal Coordinator who has access to legal Facts of the Project :

Name: Mr. RIKY L. AGARWAL

Contact No. 9881245367

Email ID: RIKY.WL@GMAIL.COM

12. Name of the Authorized Signatory for Execution of the Sale of Agreement/ NOC issuance

Mr. RIKY L. AGARWAL

13. Details of the units share in case of development agreement or joint Venture. Development agreement, 100% share of developer

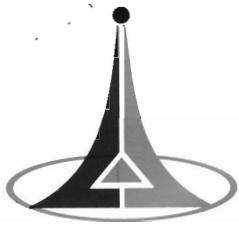
14. Ready to install APF Sign Board (YES)

Your Faithfully,

For, SHREENATH REALTORS,
For, SHREENATH REALTORS

PARTNER

PARTNER



SHREENATH REALTORS

Shop No. A-001, Vrindavan Heights Bldg., Shrishti Complex,
New Viva College Road, Bolinj, Virar (W), Dist. Palghar - 401 303.

TO,
Bank of India.
Mumbai

Date: 03/01/2024

SHREENATH REALTORS

Agarwal Sky Heights, Building No.3, Sector-I, Opp. I Global School, Yashwant Smart City,
Behind Madhuvan Township Gokhiware, Vasai East-401208. Comprising of
Ground+P1+P2+P3+29 upeer floors

Building Name	Wing Name	Unit Feature	Unit No	Carpet Area(sqft)	Enclosed Balcony Area(sqft)
AGARWAL SKY HEIGHTS	A	1 BHK	53	16521.00	6009.00
		2 BHK	145	69108.00	22950.00
		3 BHK	29	15576.00	5130.00
		SHOP	14	3397.00	
	B	1 BHK	5	1442.00	538.00
		2 BHK	140	66552.00	22050.00
		SHOP	11	1933.00	
	C	1 BHK	53	16521.00	6009.00
		2 BHK	145	69148.00	22950.00
		3 BHK	29	15576.00	5130.00
		SHOP	9	1630.00	
	D	1 BHK	111	36037.00	12695.00
		2 BHK	87	41991.00	14028.00
		3 BHK	29	15576.00	5130.00
	E	1 BHK	5	1442.00	538.00
		2 BHK	140	66552.00	22050.00
	F	2 BHK	150	71113.00	23439.00
		3 BHK	24	12890.00	4245.00
		SHOP	7	1738.00	

Thanking You,

Regards,

For, SHREENATH REALTORS
For, SHREENATH REALTORS

PARTNER

PARTNER



SHREENATH REALTORS

Shop No. A-001, Vrindavan Heights Bldg., Shrishti Complex,
New Viva College Road, Bolinj, Virar (W), Dist. Palghar - 401 303.

Date: 03.01.2024

SR.NO.	NAME
1	RERA CERTIFICATE
2	PAN CARD
3	GST CERTIFICATE
4	ULC LETTER
5	PLINTH COMPLETION CERTIFICATE
6	CHEQUE SLIP
7	NA 31.05.2012
8	NA 04.04.2012
9	ENVIRONMENTAL CLEARANCE 30.12.2019
10	ENVIRONMENTAL CLEARANCE 21.07.2023
11	7/12 EXTRACT 275/1, 275/2, 276/1, 276/2, 276/3, 276/4,
12	FIRE NOC 12.07.2022
13	CC COPY 31.03.2023
14	FERFAR TOTAL 50
15	TITLE CLEARANCE 20.09.2022
16	TITLE CLEARANCE 03.10.2023
17	SERCH REPORT 20.09.2022
18	CONVEYANCE DEED 14.02.2012
19	POWER OF ATTORNEY
20	AGREEMENT WING B,C & D 16.12.2021
21	AGREEMENT FOR SALE F.S.I 26.04.2022

22	AGREEMENT WING A & E 02.05.2022
23	SUPPLIMENTRY AGREEMENT 06.09.2022
24	PARTNERSHIP DEED 27.10.2021
25	SUPPLEMENTARY PARTNERSHIP DEED 21.03.2022
26	ADMISSION CUM RETIREMENT DEED 16.09.2022
27	SUPPLEMENTARY PARTNERSHIP DEED 07.02.2023
28	ADMISSION CUM RETIREMENT DEED 27.09.2023
29	AGREEMENT S.No. 276-1,2,3 31.12.2020
30	RECTIFICATION DEED 276-1,2,3 24.02.2021
31	CONVEYANCE S.NO 275-1 26.03.2021
32	CONVEYANCE S.NO. 275-2 26.03.2021
33	LAYOUT PLAN
34	BLOCK PLAN
35	BLUE PRINT PODIUM 1/3
36	BLUE PRINT PODIUM 2/3
37	BLUE PRINT PODIUM 3/3
38	BLUE PRINT GROUND FLOOR A TO F WING 1/10
39	BLUE PRINT GROUND FLOOR A TO F WING 2/10
40	BLUE PRINT PODIUM-I A TO F WING 3/10
41	BLUE PRINT PODIUM-II A TO F WING 4/10
42	BLUE PRINT PODIUM-III A TO F WING 5/10
43	BLUE PRINT A TO F WING 6/10
44	BLUE PRINT A TO F WING 7/10
45	BLUE PRINT A TO F WING 8/10
46	BLUE PRINT A TO F WING 9/10
47	BLUE PRINT A TO F WING 10/10

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. पालघर - ४०१ ३०५.



दुरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६

फॅक्स : ०२५० - २५२५१०७

ई-मेल : vasaivirarcorporation@yahoo.com

जाचक क्र. : व.चि.श.म.

दिनांक :

VVCMC/TP/PCC/ VP-0329,0815 & 0509/01/2023-24

Dt./3/09/2023

To,

1. Shri DevendraR. Ladhani(P.A. Holder)
D-II/1&2, Aakansha Commercial Complex,
Achole Road, Nallasopara (E),
Tal: Vasai,Dist: Palghar.
2. M/s Sanat Mehta & Associates,
103, Rameshwar Tower 'A',
Shimpoli Road, Borivali (W),
Mumbai - 400 092.

Sub: Grant of Plinth Completion Certificate for Residential with Shopline Building No.3 wing(A to F) in sector-I on land bearing 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, S.No. 77, H.No. 1, S.No. 81, H. No. 7,20, S. No. 84, H.No. 1,2,11,12, S.No. 85, H.No. 1/1,1/2,1/4,1/8, Vill: Gokhiware, Tal: Vasai, Dist: Palghar.

Ref:

- 1) Commencement certificate no. VVCMC/TP/CC/VP-0465/1070/2012-13 dt.10/07/2012.
- 2) Commencement certificate no. VVCMC/TP/CC/VP-0329, 0815 & 0509/1065/2012-13 dt.10/07/2012.
- 3) Revised Development Permission no. VVCMC/TP/RDP/VP-0329, 0815 & 0509/0223/2013-14 dt.25/07/2013.
- 4) Revised Development Permission no. VVCMC/TP/RDP/VP-0329, 0815 & 0509/0189/2014-15 dt.15/11/2014.
- 5) Revised Development Permission no. VVCMC/TP/RDP/VP-0329, 0815 & 0509/120/2015-16 dt.20/07/2015.
- 6) Revised Development Permission no. VVCMC/TP/RDP/VP-0329, 0815 & 0509/123/2018-19 dt.12/10/2018.
- 7) Revised Development Permission no. VVCMC/TP/RDP/VP-0329, 0815 & 0509/196/2019-20 dt.18/11/2019.



VVCMC/TP/PCC/ VP-0329,0815 & 0509/01/2023-24

Dt. 13/09/2023

- 8) Revised Development Permission no. VVCMC/TP/RDP/VP-0329, 0815 & 0509/367/2019-20 dt.23/03/2020.
- 9) Revised Development Permission no. VVCMC/TP/RDP/VP-0329, 0815 & 0509/29/2020-21 dt.28/10/2020.
- 10) Revised Development Permission no. VVCMC/TP/RDP/VP-0329, 0815 & 0509/147/2021-22 dt.31/05/2021.
- 11) Revised Development Permission no. VVCMC/TP/RDP/VP-0329, 0815 & 0509/363/2021-22 dt.12/08/2021.
- 12) Revised Development Permission no. VVCMC/TP/RDP/VP-0329, 0815 & 0509/525/2021-22 dt.13/10/2021.
- 13) Revised Development Permission no. VVCMC/TP/RDP/VP-0329, 0815 & 0509/772/2021-22 dt.03/01/2022.
- 14) Revised Development Permission No. VVCMC/TP/RDP/VP-0329,0815&0509/241/2022-23 dt. 29/07/2022.
- 15) Your Registered Engineer letter dated 27/03/2023.

Sir/ Madam,

This has reference to your intimation letter dated 27/03/2023 from your Registered Engineer's regarding completion of construction work upto Plinth level in proposed Residential with Shopline Building No.3 wing(A to F) in sector-I on land bearing 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, S.No. 77, H.No. 1, S.No. 81, H. No. 7,20, S. No. 84, H.No. 1,2,11,12, S.No. 85, H.No. 1/1,1/2,1/4,1/8, Vill: Gokhiware, Tal: Vasai, Dist: Palghar. I have to inform you that Plinth Completion Certificate for the same has been granted. The further work may be proceeded with as per sanctioned plan, subject to conditions of Commencement Certificate.

Please note that if Balcony is required to be enclosed in future the outer face should have full opening of at least 1.8 mtr. length in the form of windows.

You are required to submit revised TILR map showing the roads, R.G. amenity plot, D.P. road reservation, buildings as constructed at site and you will also have to submit necessary mutations in 7/12 extracts showing these components before approaching for the O.C.C. or as per the conditions of N.A. order as the case may be.



मुख्य कार्यालय, विरार

विरार (पूर्व),

ता. वसई, जि. पालघर - ४०१ ३०५.



दुरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६

फॅक्स : ०२५० - २५२५१०७

ई-मेल : vasaivirarcorporation@yahoo.com

जायक क्र. : व.वि.श.म.

दिनांक :

VVCMC/TP/PCC/ VP-0329,0815 & 0509/01/2023-24 Dt. 13/09/2023
You shall obtain mosquito proof treatment certificate from the concerned Public Health Department of this Municipal Corporation before applying for occupancy certificate.

Plantation of trees at site as per C.C. conditions to be certified by owner as well as engineer / architect before applying for final occupancy certificate.

You shall provide dual pipe line system, one for cooking/ drinking and other for non potable purpose with separate overhead & U. G tank.

You shall provide in all the flush tanks in W.C/ toilets dual valve system to regulate the flow of water.

You shall provide lay bay of 3.00 mt. width as per DCR-2001 for parking of vehicles.

You are responsible for the disposal of Construction & Demolition waste (debris) that may be generated during the demolition of existing structure & during the execution work of buildings.

You shall provide separate dust bins for Dry & Wet waste per wing of buildings as per MSW rules 2016 prior to Occupancy Certificate.

You shall abide by all conditions mentioned in MSW rules 2016 and guidelines/order about Solid Waste Management which needs to be implemented in your proposal from time to time as instructed by this office as per Swacch Bharat Mission and guidelines from VVCMC and State/Central Govt. You shall submit compliance report regarding the above before approaching this office for grant of Occupancy Certificate.

You shall provide Composting Unit prior to Occupancy Certificate.

You shall abide by the conditions mentioned in the N.A. order & Commencement Certificate. The responsibility of complying with various statutory compliances as applicable under various Acts of both Central and State, governing the development lies with you. VVCMC is not responsible for non compliance of any of the statutory requirements by you.



sat

Commissioner
Vasai Virar City Municipal Corporation

Certified that the above permission is
Issued by Commissioner VVCMC, Virar.

Deputy Director,
VVCMC, Virar.



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 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. | 3(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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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
	-	-	-	Coram 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 - Podium (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(Wing 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
Row 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
Reside ntial Ancilla ry (Wings A & B)	G+14	43.85	Reside ntial Ancilla ry (Wings A & B)	G+14	43.85	No change- Constructed on site
Sector - II Amenities						
LWC (Nursi ng Home)	G+4	17.45	LWC (Nursin g 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/year)	50.0 tons/year	Authorized recyclers
		STP Sludge (dry)	115 KLD	STP sludge is composted
31	R.G. Area in sq.m.	RG provided on Mother Earth: 22,093.28 m ² RG provided on Podium: 8,479.06 m ² Total RG provided: 30,572.34 m² Existing trees on plot: 392 Nos. Number of trees to be planted: 7,012 Nos. a) In RG area: 3,563 Nos. b) In Miyawaki Plantation (with area): 3,057 Nos. (Miyawaki area: 1,582.62 m ²) Number of trees have been cut : Nil Number of trees have been retained: 392 Nos. Number of trees have been transplanted: Nil		
32	Power requirement	During Operation Phase: Details: Reliance Energy Connected load 144 MW Demand load 78.6 MW		
33	Energy Efficiency	a) Total Energy saving (%) : 31.10% b) Solar energy (%) : 20.5 %		
34	D.G. set capacity	26,750 kVA		
35	No. of 4-W & 2-W Parking with 25% EV	4-W: 5,136 Nos., 2-W: 24,969 Nos. EV Facility (25%): 4W: 1,284; 2W: 6,242		
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. 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	2,673.85	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





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 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/MIS/50545/2019 dated 03 Feb 2020. The particulars of the environmental
clearance granted to the project are as below.

- | | |
|---|--|
| 1. EC Identification No. | EC21B039MH165230 |
| 2. File No. | SIA/MH/MIS/50545/2019 |
| 3. Project Type | New |
| 4. Category | B1 |
| 5. Project/Activity including
Schedule No. | 8(b) Townships and Area Development
projects. |
| 6. Name of Project | M/s. 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 | 30 Dec 2019 |

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

Date: 09/12/2021

(e-signed)
Manisha Patankar Mhaiskar
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.

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/50545/2019
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, Taluka: Vasai,
Dist: Palghar.

Subject : Environmental Clearance for Proposed construction Project at Plot bearing Survey No. 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,1 C,2A,2B,3&7,S.No.88,H.No.1A,1B,2A&2B,S.No.89,H.No.1,2&4,S.N o.271,S.No.272,S.No.273,S.No.274,H.No.1,2,3,S.No.275,H.No.1,2,S.N o.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, at Village: Gokhiware, Taluka: Vasai, Dist: Palghar by M/s. Rashmi Ameya Developers Housing & Estate Realtors Pvt. Ltd

Reference : Application no. SIA/MH/MIS/50545/2019

This has reference to your communication on the above mentioned subject. The proposal was considered by the SEAC-2 in its 155th meeting under screening category 8 (b) as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 233rd (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

Sr. No.	Description	Details	Unit
1	Plot Area	4,26,265.00	m ²
2	FSI Area	6,07,213.88	m ²
3	Non FSI Area	3,41,311.64	m ²
4	Total Built-up Area	9,48,525.52	m ²
5	No. of Buildings	Sector I: 12 Residential	G + 23 / G + 14 / G + 1

	& Configuration	Buildings	
		Sector II: 2 Residential buildings, Nursing Home	G+9/G+4
		Sector III: 4 Residential Buildings, Row Houses	G+23/G+18/G+16/G+14/G+2
		Sector IV: 2 Residential Buildings, Row Houses	G+18/G+14/G+7/G+2/G+1
		Sector V: 10 Residential Buildings	G+23/G+14/G+7/G+2/G+1
		High School and Primary School	G+7
		LWC Residential Ancillary, Community Centre, Drama Theatre	G+14pt/G+9/G+7/G+4pt/G+1
6	No. of Tenements & Shops	Flats: 15,079 Nos.; Shops: 429 Nos.; Offices: 4 Nos.; Nursing home with 60 beds. Community center, theatre, school, etc.	Nos
7	Total Population		80,943 Nos
8	Water requirement		10464 KLD
9	Sewage generation		9757 KLD
10	STP Capacity and STP technology	STP of Total 10000 KLD capacity with MBBR technology	KLD
11	STP Location		Ground Level -
12	Total Solid waste Quantities	Total Solid waste: 38958 kg/d (Biodegradable Component: 23,375 kg/d will be composted by using Mechanical composting unit of 24000 kg/d)	Kg/d
13	RG Required & Provided	RG Required (20%): 51,029.27 and RG provided on Ground: 51,070.15	m ²
14	Power Requirement	During Construction Phase: 300 kVA, Demand Load: 43	MW
15	Energy Efficiency	Total Savings: 22.5 By Solar: 10	%
16	D. G. Set Capacity		Total 12,825 kVA kVA
17	Parking 4W & 2W		4W: 4838 2W: 15228 Nos.
18	RWH Tank Capacity	10 Nos. of RWH Tanks with total capacity of 1800	KL
19	Project cost		Rs. 1748.65 Cr.

20	EMP Cost	Capital Cost : 7425 Lakh, O & M: 1081 Lakh/yr	Rs.
21	CER Details with justification if any	Not Applicable (as per MoEF & CC OM F. No. 22-65/2017-IA.III dt. 30.09.2020)	-

Major particulars of project are as mentioned below:

Sr. No.	Particulars	As per earlier EC dt. 06.01.2017	Now Proposed	Remarks
1	Total Plot area (m ²)	4,10,165.00	4,26,265.00	Increased
2	Proposed FSI (m ²)	2,37,033.95	6,07,213.88	Increased due to addition of TDR component, CRZ clearance
3	Proposed Non FSI (m ²)	1,50,981.72	3,41,311.64	Increased
4	Total Construction area (m ²)	3,88,015.67	9,48,525.52	Increased
5	No. of Buildings	20	30	Increased
6	No. of flats	5,218	15,079	Increased
7	Total no of Shops	58	Shops: 429; office: 4	Increased
8	Total Water Requirement (KLD)	3,533	10,464	Increased due to increase in population
9	Total Sewage Generated (KLD)	3,297	9,757	Increased
10	Landscape Area (m ²)	49,558.51	51,070.15	Increased
11	Total Solid Waste (kg/d)	13,092 Biodegradable: 7,855 Non-Biodegradable: 5,237	38,958 Biodegradable: 23,375 Non-Biodegradable: 15,583	Increased due to increase in population
12	Total Energy Consumption (MW)	23.4	43	Increased
13	DG Set Capacity(kVA)	5500	12,825	Increased
14	Total Parking Provided (Nos.)	4 W: 2299 2 W: 5014	4W: 4838 2W: 15,228	Increased

3. The proposal has been considered by SEIAA in its 233rd (Day-1) meeting. SEIAA noted that, PP obtained earlier EC vide SEAC-2013/C.R.198 /TC-1 dated 31/05/2014 for plot area of 1,43,275.00 Sq. Mtrs., FSI area of 70,778.00 Sq. Mtrs. & total construction area of 1,13,258.92 Sq. Mtrs. and amendment in earlier EC was obtained vide letter No.SEAc-2016/C.R.366/TC-1

dated 6/01/2017 for plot area of 4,10,165.00 Sq. Mtrs., FSI area of 2,37,033.95 Sq. Mtrs and total construction area of 3,88,015.67 Sq. Mtrs. Now, PP applied for expansion in existing project due to addition of plot area, TDR component. SEIAA 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 ensure that certified six-monthly compliance report of earlier EC from Regional Office, MOEF&CC, Nagpur is obtained
2. 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.
3. PP to obtain CRZ clearance for their amended plan.
4. PP to use excess treated water for construction within the project and ensure that project will be ZED during construction phase. PP to ensure that in operation phase excess treated water discharged into sewer line should be less than 35%.

B. SEIAA Conditions-

1. 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.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
3. 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.
4. SEIAA after deliberation decided to grant EC for - FSI-607213.88 m², Non-FSI-341311.64 m², Total BUA-948525.52 m². (Plan approval- VVCMC/TP/RDP/VP-0329, 0815 & 0509/797/2019-20 dated-12.06.2019).

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. 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.
- XVII. 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.
- XVIII. 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.
- XIX. 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.

- XX. 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 <http://parivesh.nic.in>

- XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- XIII. 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.
- XIV. 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.


Manisha Patankar Mhaikar
(Member Secretary, SEIAA)
9/12/2021

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 Municipal Corporation
7. Regional Officer, Maharashtra Pollution Control Board, Thane.

Validity unknown

Digitally signed by Manisha
Patankar Mhaikar
Member Secretary

Date: 12/9/2021 6:40:44 PM

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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P99000054026

Project: Agarwal Sky Heights , Plot Bearing / CTS / Survey / Final Plot No.: Survey No-275, H. No- 1 & 2, Survey No- 276, H. No-1, 2, 3 & 4, Sector- I at Vasai-Virar City (M Corp), Vasai, Palghar, 401208;

- 1 **Shreenath Realtors** having its registered office / principal place of business at *Tehsil: Vasai, District: Palghar, Pin: 401303.*
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

 - The Registration shall be valid for a period commencing from **19/12/2023** and ending with **31/12/2029** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under



Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 19-12-2023 17:37:36

Dated: 19/12/2023
Place: Mumbai

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

