

ENVIRONMENTAL  
CLEARANCE

PARIVESH

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



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

To,

The -1  
SUNRISE HOUSING

3rd Floor, Millennium Tower, Behind IOC Petrol Pump, Opp. IIT Main Gate,  
Powai, Mumbai-400076 -400076

**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/INFRA2/433917/2023 dated 18 Aug 2023. The particulars of the  
environmental clearance granted to the project are as below.

- |   |   |
|---|---|
| 1. EC Identification No.                      | EC24B038MH125343  |
| 2. File No.                                   | SIA/MH/INFRA2/433917/2023   |
| 3. Project Type                               | New   |
| 4. Category                                   | B   |
| 5. Project/Activity including<br>Schedule No. | 8(a) Building and Construction projects   |
| 6. Name of Project                            | Proposed Development of plot on land<br>bearing C.T.S. No. 27C, 27D/2(pt), 28,<br>28/1, 28/2, 28/3, 28/4 and 28/5 of village<br>Paspoli, Mumbai-400087 by M/s. Sunrise<br>Housing |
| 7. Name of Company/Organization               | SUNRISE HOUSING   |
| 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: 02/02/2024

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

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

*This is a computer generated cover page.*

**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY**

No. SIA/MH/INFRA2/433917/2023  
Environment & Climate  
Change Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.

To  
M/s. Sunrise Housing,  
C.T.S. No. 27C, 27D/2(pt), 28, 28/1,  
28/2, 28/3, 28/4 and 28/5 of Village- Paspoli,  
Mumbai.

**Subject** : Environmental Clearance for proposed development of plot on land bearing C.T.S. No. 27C, 27D/2(pt), 28, 28/1, 28/2, 28/3, 28/4 and 28/5 of Village- Paspoli, Mumbai by M/s. Sunrise Housing.

**Reference** : Application no. SIA/MH/INFRA2/433917/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 215<sup>th</sup> meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 270<sup>th</sup> (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 09<sup>th</sup> November, 2023.

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

<b>Sr. No.</b>	<b>Description</b>	<b>Details</b>	
1	Proposal Number	SIA/MH/INFRA2/433917/2023	
2	Name of Project	Proposed project is development of plot on land bearing C.T.S. No. 27C, 27D/1(pt), 27D/2(pt), 28, 28/1, 28/2, 28/3, 28/4 and 28/5 of village Paspoli, Mumbai-400087 by M/s. Sunrise Housing.	
3	Project category	8(a), B2	
4	Type of Institution	Individual	
5	Project Proponent	Name	Mr. Prashant Gopal Sharma
		Regd. Office address	3rd floor, Millennium Tower, Behind IOC Petrol Pump, Opp. IIT Main Gate, Powai, Mumbai – 400076
		Contact number	9820936860
		e-mail	psharma@ghpcorp.com
6	Consultant	Enviro Analysts & Engineers Pvt. Ltd., NABET/EIA/2124/SA 0193, Validity: 18.06.2024	

7	Applied for	New				
8	Location of the project	Village: Paspoli, Tehsil: Kurla, District: Mumbai Suburban, State: Maharashtra				
9	Latitude and Longitude	Latitude: 19° 8'24.54"N Longitude: 72°53'51.31"E				
10	Plot Area (sq.m.)	12,705.27 sqm				
11	Deductions (sq.m.)	Road Set-Back Area (Regulation No 16): 264.51 Sqm Reservation area (Regulation No 17) (70%): 3271.67 sqm Area of Amenity Plot as per DCR 14(a): 744.08 sqm Area of Not in Possession: 93.89 sqm <b>Total Deduction: 4374.15 sqm</b>				
12	Net Plot area (sq.m.)	8331.12 sqm				
13	Ground coverage (m <sup>2</sup> ) & %	2884.42 Sq.mt. (34%)				
14	FSI Area (sq.m.)	47,658.42 sqm				
15	Non-FSI (sq.m.)	52,050.37 sqm				
16	Proposed built-up area (FSI + Non FSI) (sq.m.)	99,708.79 sqm				
17	TBUA (m <sup>2</sup> ) approved by Planning Authority till date	IOD received vide letter No. – P11486/2022/ (27C & other) S Ward/PASPOLI/337/1/NEW dated: 11.08.2023 for FSI area 11,659.78 Sqm				
18	Earlier EC details with Total Construction area, if any.	NA				
19	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)	No construction work has been done on site.				
20	<b>Previous EC / Existing Building</b>	<b>Proposed Configuration</b>				<b>Reason for Modification / Change</b>
	<b>Buildi ng Name</b>	<b>Configura tion</b>	<b>Heig ht (m)</b>	<b>Building Name</b>	<b>Configuration</b>	<b>Height (m)</b>
				<b>Tower 1, 2 &amp; 3</b>	4B + Ground floor+ 1st floor +Service Floor+2nd to 33 <sup>rd</sup> floor	116.25 m
				<b>Fitness Centre</b>	Ground + 2 upper floor	15.90 m
21	No. of Tenements & Shops	Flats: 738 Nos. Fitness Centre: 1 Nos. Society Office: 1 Nos.				
22	Total Population	3483 Nos.				

23	Total Water Requirements CMD	481 KLD (Domestic Water -311 KLD, Flushing Water -157 KLD, landscape water -13 KLD)			
24	Under Ground Tank (UGT) location	Manhole 1.5mtr From Ground Floor			
25	Source of water	MCGM			
26	STP Capacity & Technology	462 KLD STP Proposed with MBBR Technology			
27	STP Location	3 <sup>rd</sup> & 4 <sup>th</sup> basement			
28	Sewage Generation CMD & % of sewage discharge in sewer line	420 m <sup>3</sup> /day Sewage Generation & 36% sewage will discharge in sewer line & excess treated water will be used in RG reservation & Miyawaki			
29	Solid Waste Management during Construction Phase	<b>Type</b>	<b>Quantity (Kg/d)</b>		<b>Treatment / disposal</b>
		Dry waste	20 kg/day		Will be handed over to a recycler
		Wet waste	30 kg/day		Handed over to municipal waste collector
		Construction waste	Top Soil	1040 cum	Being used for landscaping
			Excavation Waste	50566 Cum.	566 cum will be transported as per the SWM NOC dated of 10 May 2023. & We will use the 2000 cum quantity in internal plot & road development. Remaining 48000 cum will be sent outside of the plot as per the SWM NOC.
		Empty Cement bags	59825 Nos.	To be handed over to local recyclers	
		Steel	10 MT	To be handed over to local recyclers	
		Aggregates	40 MT	To be used as a layer for internal roads and building boundary wall.	
Broken Tiles	1195 Sq. m	Waste tiles to be used as china mosaic			

					for terraces.
			Empty Paint Cans (20 liter/ can)	1500 Nos.	To be handed over to local recyclers
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	<b>Type</b>	<b>Quantity (Kg/d)</b>		<b>Treatment / disposal</b>
		Dry waste	695		Will be handed over to a recycler
		Wet waste	1036		Composting by OWC- manure produced will be used at a site for landscaping, 1 OWC of total Capacity – 300
		E-Waste	1720 kg/year		Will be collected and sent to MPCB authorized recyclers.
		STP Sludge (dry)	21 KLD		Dry sewage sludge will be used as manure for gardening.
31	R.G. Area in Sq.m.	Total Required LOS-25% =1732.24 sq. m. LOS (Non -Paved) provided on Ground Level (25%) =1732.63 sq. m.			
		Existing trees on plot:284 nos.			
		Number of trees to be cut: 86 Nos.			
		Number of trees to be transplanted:76Nos.			
		Number of trees to be planted: a) In RG area: 150 nos. along the plot boundary b) In Miyawaki Plantation (with area); 780 nos. trees + 260 nos. of Shrubs (260 sqm area) c) nos. of trees planted in reservation: 500 nos.			
		Total nos. of trees after the development: 150 + 780 + 122 + 76 + 500 = 1628 nos.			
32	Power requirement	During Operation Phase: Connected Load: 18097 kw Maximum Demand: 3740 kw			
33	Energy Efficiency	a) Total Energy saving (%):18% b) Solar energy (%):5% (160 KW)			
34	D.G. set capacity	1x 1010 KVA			

35	No. of 4-W & 2-W Parking with 25% EV	4-wheeler: 770 Nos. 2-wheeler: 157 Nos.
36	No. & capacity of Rain water harvesting tanks /Pits	102 cum with 2 days holding capacity
37	Project Cost in (Cr.)	Rs. 336.70 Cr
38	EMP Cost	<b>Construction Phase:</b> 1.Capital Cost: Rs. 155 Lakhs. 2.O & M Cost: Rs. 58 Lakhs/Annum. <b>Operation Phase:</b> 1.Capital Cost: Rs. 907 Lakhs. 2.O & M Cost: Rs. 89.5 Lakhs/Annum.
39	CER Details with justification if any....as per MoEF & CC circular dated 01/05/2018	It will be as per the OM dated 30th September 2020.
40	Details of Court Cases/litigations w.r.t the project and project location, if any.	NA

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 270<sup>th</sup> (Day-2) meeting held on 09<sup>th</sup> November, 2023. and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

**Specific Conditions:**

**A. SEAC Conditions-**

1. PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all mandatory RG on mother earth as per Hon'ble supreme Court order.
2. PP to obtain following NOCs & remarks:  
a) Water Supply NOC; b) Sewer Connection NOC; c) SWD NOC; d) Revised Civil Aviation NOC.
3. PP to submit undertaking and architect certificate mentioning that they have provided all required RG on mother earth as per the Hon'ble Supreme Court order regarding RG area.
4. PP to obtain NOC from NBWL/concerned authority with respect to eco-sensitive zone of Sanjay Gandhi National Park, if required.
5. PP to submit structural stability certificate from registered structural engineer for proposed construction project.
6. Planning authority to ensure that assured water supply, sewer and storm water

drainage network is made available in the vicinity of the project before issuing occupation certificate to the project.

7. PP to lift UGTs such that tops of the UGTs are flushed to the ground level.
8. PP to reduce discharge of treated water up to 35%; PP to submit undertaking/NOC from Garden Dept. of MCGM regarding use of 32 kld excess treated water for garden reservation.
9. PP to obtain permission/NOC from MCGM for compensatory tree plantation as per tree NOC in garden reservation area adjacent to the project site & include the cost of same in EMP.

**B. SEIAA Conditions-**

1. PP has provided mandatory RG area of 1732.63 m<sup>2</sup> on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. This EC is restricted up to 75.38 m height only as per Civil Aviation NOC.
3. PP to plant as many trees as cumulative age of trees to be cut and transplanted as per amended Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975.
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 after deliberation decided to grant EC for-FSI- 47,658.42 m<sup>2</sup>, Non FSI- 52,050.37 m<sup>2</sup>, total BUA- 99,708.79 m<sup>2</sup>. (Plan approval No-P-11486/2022/(27C And Other)/S Ward/PASPOLI, dated-23.10.2023)

**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](http://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, SO<sub>2</sub>, NO<sub>x</sub> (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, 1<sup>st</sup> 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, Mumbai Suburban.
6. Commissioner, Municipal Corporation of Greater Mumbai.
7. Regional Officer, Maharashtra Pollution Control Board, Mumbai.

Signature Not Verified

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

Designation: Member Secretary

Date and Time: 2/2/2024 4:01:40 PM