

No. CIDCO/EE(HSG-VI)/2026/656/E-465549

Date: 02.01.2026

Subject : Upload Environmental Clearance (EC) letter obtained for CIDCO PMAY Housing Project located on Plot No. 01, Sector-29, Taloja on CIDCO's Website.

Name of Work : Construction of approximately 20,448 Nos. of EWS/LIG type dwelling units (Package-I) with development of commercial area & onsite infrastructure works at various locations, viz. Taloja Node & New Panvel ISBT, Navi Mumbai.

C.A. No. : 01/CIDCO/CE(NM)/SE(HSG-II)/2019-20

The State Environment Impact Assessment Authority (SEIAA), Maharashtra has accorded Environment Clearance (EC) for above subject work. The copy of Environment Clearance (EC) received for Plot No. 01, Sector-29, Taloja are placed at c/1 to c/19. As per the State Environment Impact Assessment Authority (SEIAA), conditions Environment Clearance (EC) should be published on CIDCO's website as well as Public Notice in the leading newspaper both in English & Marathi.

The public notice has been already published in the leading newspaper both in English & Marathi on 19/12/2025 & the paper clipping are attached at c/23.

The approval for the same is placed at c/21.

System Manager is requested to publish the Environmental clearance (EC) letter on CIDCO's website which is a mandatory condition of State Environment Impact Assessment Authority (SEIAA).


Submitted please.

  
(S. D. Kamble)  
EE (HSG-VI)  
Emp.32921

SYSTEM DEPARTMENT  
CIDCO/SD/SM

Inward No. 6842  
SAP No. C.1465549  
Date 5/1/2026

System Manager

for PCA-TL  






File No: SIA/MH/INFRA2/525464/2025

Government of India

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

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Date 01/12/2025

To,

Sanjay Shankarrao Dahedar  
CIDCO  
CIDCO Bhavan, CBD Belapur, Navi Mumbai , RAIGAD, MAHARASHTRA, , 400614  
pmay.cidco@gmail.com

Subject:

Grant of prior Environmental Clearance (EC) to the proposed project under the provision of the EIA Notification 2006 -regarding.

Sir/Madam,

This is in reference to your application submitted to SEIAA vide proposal number SIA/MH/INFRA2/525464/2025 dated 20/08/2025 for grant of prior Environmental Clearance (EC) to the proposed project under the provision of the EIA Notification 2006 and as amended thereof.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC25B3812MH5241387N
(ii) File No.	SIA/MH/INFRA2/525464/2025
(iii) Clearance Type	Fresh EC
(iv) Category	B1
(v) Project/Activity Included Schedule No.	8(b) Townships/ Area Development Projects / Rehabilitation Centres
(vii) Name of Project	Pradhan Mantri Awas Yojana (PMAY) Housing Scheme at Plot No. 1, Sector 29 Taloja, Taluka: Panvel, District: Raigad, Maharashtra by M/s. City and Industrial Development Corporation of Maharashtra Limited (CIDCO)
(viii) Name of Company/Organization	CIDCO
(ix) Location of Project (District, State)	RAIGAD, MAHARASHTRA
(x) Issuing Authority	SEIAA
(xi) Applicability of General Conditions as per EIA Notification, 2006	No

Plot/Survey Khasra Nos.: Sector 29

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A, B and C)/ EIA & EMP Reports were submitted to the SEIAA for an appraisal by the SEIAA under the provision of EIA notification 2006 and its subsequent amendments.
4. The above-mentioned proposal has been considered by SEIAA in the meeting held on . The minutes of the meeting and all the project documents are available on PARIVESH portal which can be accessed from the PARIVESH portal by scanning the QR Code above or through the following web link [click here](#).
5. The brief about configuration of products and byproducts as submitted by the Project Proponent in form-1 (Part A, B and C)/ EIA & EMP Reports / presented during SEIAA are annexed to this EC as Annexure (1).
6. The SEIAA, in its meeting held on , based on information submitted viz: Form 1 (Part A, B and C), EIA/EMP report etc & clarifications provided by the project proponent and after detailed deliberations on all technical aspects and public hearing issues and compliance thereto furnished by the Project Proponent, recommended the proposal for grant of Environment Clearance under the provision of EIA Notification, 2006 and as amended thereof subject to compliance of Specific and Standard EC conditions as given in this letter.
7. The SEIAA has examined the proposal in accordance with the provisions contained in the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and based on the recommendations of the State Environment Impact Assessment Authority(SEIAA) Appraisal Committee hereby accords Environment Clearance to the instant proposal of M/s. Sanjay Shankarrao Dahedar under the provisions of EIA Notification, 2006 and as amended thereof subject to compliance of the Specific and Standard EC conditions as given in Annexure (1)
8. The Ministry reserves the right to stipulate additional conditions, if found necessary.
9. The Environmental Clearance to the aforementioned project is under provisions of EIA Notification, 2006. It does not tantamount to approvals/consent/permissions etc. required to be obtained under any other Act/Rule/regulation. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes, as applicable, to the project.
10. The Project Proponent is under obligation to implement commitments made in the Environment Management Plan, which forms part of this EC.
11. General Instructions:
  - (a) The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEF&CC/SEIAA website where it is displayed.
  - (b) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
  - (c) The project proponent shall have a well laid down environmental policy duly approved by the Board of Directors (in case of Company) or competent authority, duly prescribing standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions.
  - (d) Action plan for implementing EMP and environmental conditions along with responsibility matrix of the project proponent (during construction phase) and authorized entity mandated with compliance of conditions (during operational phase) shall be prepared. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Six monthly progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six-Monthly Compliance Report.
  - (e) Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
  - (f) The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
  - (g) Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
12. This issues with the approval of the Competent Authority



**Specific EC Conditions for (Townships/ Area Development Projects / Rehabilitation Centres)**

**1. Specific Condition**

S. No	EC Conditions																								
1.1	<table> <tr> <th data-bbox="360 371 475 412">Sr. No.</th><th data-bbox="475 371 1458 412">Conditions</th></tr> <tr> <td data-bbox="360 412 475 591">1.</td><td data-bbox="475 412 1458 591">PP to obtain 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 required RG area as per prevailing Hon'ble Supreme Court Order.</td></tr> <tr> <td data-bbox="360 591 475 725">2.</td><td data-bbox="475 591 1458 725">PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of requirement of EIA notification 2006, amended from time to time. 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**Annexure 2**

**Details of the Project**

S. No.	Particulars	Details
a.	Details of the Project	Pradhan Mantri Awas Yojana (PMAY) Housing Scheme at Plot No. 1, Sector 29 Taloja, Taluka: Panvel, District: Raigad, Maharashtra by M/s. City and Industrial Development Corporation of Maharashtra Limited (CIDCO)
b.	Latitude and Longitude of the project site	19.07210117187857,73.10701434099411 19.07564954254544,73.11624145818209
c.	Land Requirement (in Ha) of the project or activity	<b>Nature of Land involved</b>
		<b>Area in Ha</b>
		Non-Forest Land (A)
		21.88
		Forest Land (B)
		0
		Total Land (A+B)
		21.88
d.	Date of Public Consultation	Public consultation for the project was held on
e.	Rehabilitation and Resettlement (R&R) involvement	NO
f.	Project Cost (in lacs)	263464
g.	EMP Cost (in lacs)	0
h.	Employment Details	

#### Details of Products & By-products

Name of the product /By-product	Product / By-product	Existing	Proposed	Total	Unit	Mode of Transport / Transmission
NA	Product	21.88	-5.96	15.919999999999998	Hectares (Ha)	Road

c/s

**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY**

No. SIA/MH/INFRA2/525464/2025

Environment & Climate

Change Department

Room No. 217, 2<sup>nd</sup> Floor,

Mantralaya, Mumbai- 400032.

To

M/s. City and Industrial Development Corporation of Maharashtra Limited (CIDCO)

CIDCO Bhavan,

CBD Belapur,

Navi Mumbai,

Thane, Maharashtra-400614.

**Subject** : Environmental clearance for Pradhan Mantri Awas Yojana (PMAY) Housing Scheme at Plot No. 1, Sector 29 Talaja, Taluka: Panvel, District: Raigad, Maharashtra by M/s. City and Industrial Development Corporation of Maharashtra Limited (CIDCO)

**Reference** : Application no. SIA/MH/INFRA2/525464/2025.

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-II in its 249<sup>th</sup> meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 310<sup>th</sup> (Day-3) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 29<sup>th</sup> October, 2025.

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

Sr.	Description	Details
1	Proposal Number	TOR :- SIA/MH/INFRA2/489472/2024 EC :- SIA/MH/INFRA2/525464/2025
2	Name of Project	Pradhan Mantri Awas Yojana (PMAY) Housing Scheme at Plot No. 1, Sector 29 Talaja, Taluka: Panvel, District: Raigad, Maharashtra by M/s. City and Industrial Development Corporation of Maharashtra Limited (CIDCO)
3	Project category	8(b) B1
4	Type of Institution	Government
5	Project Proponent	Name <b>Mr. G. B. Kulkarni</b> (Superintending Engineer)
		Regd. Office address CIDCO Bhavan, CBD Belapur, Navi Mumbai, Thane, Maharashtra-400614.
		Contact Number 9869349637

		e-mail	pmay.cidco@gmail.com			
6	Consultant	Open Arch Design and Enviro Solutions LLP Office No. 1104 & 1005, Real Tech Park, Sector 30 A, Near Vashi Railway Station, Vashi, Navi Mumbai - 400705 QCI/ NABET Accreditation No: NABET/EIA/24-27/RA 0356 Valid up to 22/05/2027				
7	Applied for	Expansion Project				
8	Location of the project	Plot No. 1, Sector 29, Taloja, Taluka: Panvel, District: Raigad.				
9	Latitude and Longitude	Latitude 19°04'26.0"N Longitude 73°06'41.9"E				
10	Plot Area (Sq.Mt.)	159143.170 sq.mt.				
11	Deductions (Sq.Mt.)	0.00 sq.mt.				
12	Net Plot area (Sq.Mt.)	159143.170 sq.mt.				
13	Ground coverage (m2) & %	21817.594sq. m & 13.70 %				
14	FSI Area (Sq.Mt.)	3,37,856.776 sq.mt.				
15	Non-FSI (Sq.Mt.)	280170.848 sq.mt.				
16	Proposed built-up area (FSI + Non - FSI) (Sq.Mt.)	618027.624 sq.mt.				
17	TBUA (m2) approved by Planning Authority till date	Approved FSI area (sq. m.): - 3,37,856.776 sq.mt. Approved Non FSI area (sq. m.): - 2,80,170.848 sq.mt. Date of Approval:- 23.01.2024				
18	Earlier EC details with Total Construction area, if any.	SIA/MH/MIS/51351/2019 Sq. mt. dated 31.03.2020.				
19	Construction completed as per earlier EC (FSI + Non FSI) (Sq.Mt.)	Construction Completed as per Completion Certificate				
20	Details of Building Configuration:					Reason for Modification n / Change
Previous EC / Existing Building		Proposed Configuration				
Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
L-A-01 TO L-A19 & L- A- 48 TO L- A-50	G + 24 Floors	76.50	L-A-01 TO L-A-07 & L-A- 20 TO L-A- 22 (10 Res. Building)	S + 26 Floors	82.30	



	& L-A- 63 TO LA-65 (25 Res. Building)			L-A-08 TO L-A-19 (12 Res. Building)	S + 25 Floors	79.40	Expansion
	L-B-51 TO L-B59 (9 Res.+ Comm. Building)	G + 25 Floors	79.40	L-B-23 TO L-B-30 (8 Res.+ Comm. Building)	G + 25 Floors	79.40	
				L-B-31 (Res. + Comm. Building)	G + 25 Floors	79.40	
	L-B-60 TO L-B- 62 (3 Res. Building)	G + 24 Floors	76.40	L-B-32 TO L-B-33 (2 Res. Building)	S + 25 Floors	79.40	
	E-A-20 TO E-A- 47 (28 Res. Building)	G + 20 Floors	64.90	E-A-34 TO E-A-39 (6 Res. Building)	S + 26 Floors	82.30	
	MLCP	Not Proposed	-	MLCP	G + 3	13.20	
	3 Community Center	Ground	6	3 Community Center	Ground	6	
				Commercial Block C, D, & E	Ground	6.8	
21	No. of Tenements & Shops			Tenement: - No's. 7826 Commercial Shop: - 88 No's.			
22	Total Population			Resi. Population- 39,130 No's. Commercial Population: - 2487 No's As per Carpet Area Total Population: -41617			
23	Total Water Requirements CMD			5408.54 CMD			
24	Under Ground Tank (UGT) location			Below Ground			
25	Source of water			CIDCO			
26	Sewage Generation CMD & % of sewage discharge in sewer line			4315.57 CMD			

27	Capacity of Nodal STP & Technology	35 MLD (Nodal STP) SBR Technology		
28	STP Location	On Ground		
29	Solid Waste Management during Construction Phase	Type	Quantity (Kg/d)	Treatment / disposal
		Dry waste	NA	NA
		Wet waste	NA	NA
		Construction waste	Excavation: 700 cum	Construction waste is used for backfilling in the same plot
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)	Treatment / disposal
		Dry waste	8199 kg/day	Dry waste will be sent for recycling agency
		Wet waste	11988 kg/day	Wet waste will be converting to compost by using OWC
		E-Waste	117.43 kg/day	Handed over to Authorized Vendor
		STP Sludge (dry)	NA	Nodal STP
31	R.G. Area in Sq.Mt.	RG required – 15914.317 Sq.Mt		
		RG provided on Mother earth – 16150.383 Sq.Mt		
		Total – 16150.383 Sq.Mt		
		Existing trees on plot: 289 Nos.		
		Number of trees to be cut: 144 Nos.		
		Number of trees to be transplanted: 76 Nos.		
		Number of Trees Retain: 69		
		Number of trees to be planted: 2346		
32	Power requirement	Source of power supply: MSEDCL During Operation phase (Connected load): 22884.0 KW During Operation phase (Demand load): 14386.4 KW		
33	Energy Efficiency	Total Energy saving (%): 20.96 %		
34	D.G. set capacity	500 KVA x 8 Nos.		

35	No. of 4-W & 2-W Parking with 25% EV	Total Res. Car Parking: 2753 Nos. Total Res. Two-wheeler Parking: 250 Nos. Total Com. Car parking: 102 Toal Com. Two-Wheeler Parking: 9
36	No. & capacity of Rain water harvesting tanks /Pits	3 RWH tank of capacity = 180 KL 3 RWH tank of capacity = 150 KL
37	Project Cost in (Cr.)	1818 Cr.
38	EMP Cost	a) Construction Phase: 1. Capital Cost: 84.34 Lakhs/year b) Operation Phase: 1. Capital Cost: 7679.94 Lakhs/year 2. O & M Cost: 48.61 Lakhs/year
39	CER Details with justification if any....as per MoEF & CC circular dated 01/05/2018	According to OM no. F. No. 22- dated 65/201720.10.2020, CER activity are mentioned in the Environment Management Plan
40	Details of Court Cases/litigations w.r.t the project and project location, if any.	No

The comparative statement of earlier EC and proposed amendment/ expansion as given by PP is as below,

Sr. No.	Description	Earlier EC vide SIA/MH/MIS/51321/2019 dated 31/03/2020			Proposed Expansion	Remark
(1)	(2)	(3)			(4)	(5)
1	Plot Area	218811.28 sq m			159143.170 sq. m	-59668.11 Sq. m. Decreases
2	FSI Area	461044.63 sq m			337856.776 sq m	-123187.86 Sq. m. Decreases
3	Non FSI Area	388087.80 sq m			280170.848 sq m	-107916.96 Sq. m. Decreases
4	Total BUA	849132.43 sq m			618027.624 sq m	-231104.81 Sq. m. Decreases
5	Building Configuration	L-A-01 TO L-A-19 & L-A- 48 TO L-A-50		G + 24	L-A-01 TO L-A- 07 & L-A- 20 TO L-A-22 (10 Res.	S + 26 Floors 82.30 Change in Building Configuration



	& L-A- 63 TO L-A-65 (25 Res. Building) Ground + 23 Floors each Ground + 22 Floors each	Floors	76.50	Building)			& Floors Increasing
				L-A-08 TO L-A- 19 (12 Res. Building	S + 25 Floors	79.40	Change in Building Configuration & Floors Increasing
	L-B-51 TO L-B-59 (9 Res.+Comm. Building )	G + 25 Floors	79.40	L-B-23 TO L- B-30 (8 Res.+Comm. Building)	G + 25 Floors	79.40	Remain Same
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	MLCP	Not Proposed	-	MLCP	G + 3	13.20	Proposed MLCP
	3 Community Center	Ground	6	3 Community Center	Ground	6	Remain Same
				Commercial Block C, D, & E	Ground	6.8	



							Proposed Commercial Block
6	Total Population	47,837 Nos.	Residential Population: 39,130 Nos. Commercial Population: 2,487 Nos.	Population ↓ 6,220 persons			
7	Water Requirement	6,663 KLD	Total Daily Water Requirement: 5,408.55 KLD (Fresh + Reuse) (as per presentation) Total Water Requirement: 5,282.55 KLD (as per sanction layout)	Water demand ↓ ~1,380 KLD			
8	Sewage Generation	5,574 KLD	4,315.57 KLD	Sewage generation ↓ 1,258.43 KLD			
9	STP Capacity and Technology	Sewage will be discharged into proposed Nodal STP of capacity 35 MLD at Sector 37, Talaja for treatment	Sewage will be discharged into proposed Nodal STP of capacity 35 MLD at Sector 37, Talaja for treatment	Same (35 MLD Nodal STP)			
10	RG area required and provided	Required Recreational Open Space – 32,821.69 sq.m (15%) Provided Recreational Open Space – 33,158.82 sq.m (15.15%)	Provided Recreational Area: 16,150.383 sq.m No. of Trees to be planted: 2346 Nos. Provided Miyawaki Area: 1,164.235 sq.m No. of Tress to be Planted in Miyawaki: 3323 Nos.	RG area ↓ ~17,000 sq.m; Miyawaki added (1,164.23 sq.m)			
11	Energy Requirement	Connected Load: 42,141 kW Demand Load: 22,708 kW	Connected Load: 222,884 kW Demand Load: 14,386.4 kW	Connected load ↓ 19,257 kW; Demand ↓ 8,321.6 kW			
12	Total Energy Saving	20.96 %	20.96 %	Same (20.96%)			

13	Energy Saving Total by Solar	5.65%	6 %	Solar saving ↑ 0.35%
14	No. of DG Sets & Capacitates	<p>For LIG Zone:</p> <ul style="list-style-type: none"> <li>• 5 Nos. of DG set of capacity 325 kVA each</li> <li>• 1 No. of DG Set of capacity 200 kVA</li> <li>• 1 No. of DG Set of 180 kVA</li> <li>• 17 Nos. of DG Set of capacity 160 kVA each</li> <li>• 17 No. of DG set of capacity 125 kVA each</li> </ul> <p>For EWS Zone:</p> <ul style="list-style-type: none"> <li>• 4 No. of DG set of capacity 325 kVA each</li> <li>• 14 No. of DG set of capacity 160 kVA each</li> </ul> <p>14 No. of DG set of capacity 125 kVA each</p>	8 x 500 kVA	DG sets revised: many small → 8x500 kVA
15	Solid waste generation	<p>Non-Biodegradable waste: 12,854 kg/day</p> <p>Bio-degradable waste: 8,569 kg/day</p>	<p>Total Solid Waste: 20,304.43 kg/day</p> <p>Biodegradable Waste: 1,1988 kg/day</p> <p>Non-Biodegradable Waste: 8,199 kg/day</p> <p>E-waste: 117.43 kg/day</p>	<p>Solid waste ↓ ~1,763.57 kg/day; E-waste 117.43 kg/day added</p>
16	OWC Capacities	Area for solid waste management: 730 sq.m	6 OWCs of total capacity of 3,368.232 kg/day	OWC capacity detailed (3,368.23 kg/day vs 730 sq.m area)

17	Parking	-	-	-
18	2 – Wheeler	345 Nos.	Residential + Commercial Two-Wheeler Parking: 307	2W parking ↓ 38 Nos
19	4 – Wheeler	3,860 Nos.	Residential + Commercial Car Parking: 2,861 Nos.	4W parking ↓ 999 Nos
20	EMP Cost	Construction Phase : Set-up Cost : 84.34 Lakhs Operation Phase : Set up Cost : 1,385.77 Lakhs; O & M Cost: 66.44 Lakhs/year	EMP Capital Cost: Rs. 7,679.94 Lakhs EMP O & M Cost: Rs. 48.61 Lkhs/annum	EMP Capital ↑ Rs. 6,294.17 Lakhs; O&M ↓ Rs. 17.83 Lakhs/yr
21	Rain Water Harvesting	Provision of 10 RWH tank of total capacity of 1,520 KL	Provision of 6 RWH tanks of total capacity of 330 KL	RWH capacity ↓ 1,190 KL
22	No. of pits & size of pits	40 nos. of recharge pits Sizes: Each Recharge pit of 2.0 deep and 1.0m dia. Of pre-cast RCC rings with 6.5" diameter x 25 m deep well	10 Nos. of recharge pits Size of recharge pit for roof top 1.5 m. X 2.00 m. X 3.00 m. via 0.9 m. Dia. 1.0 m.	Recharge pits ↓ 30 Nos; Size revised
23	Details of UG tanks & No. of capacity	Domestic: 4,331 KL Flushing: 2,202 KL Firefighting: 2,500 KL	Domestic: 3,185 KL Flushing: 1,707 KL Firefighting: 1,200 KL	UGT Domestic ↓ 1,146 KL; Flushing ↓ 495 KL; Firefighting ↓ 1,300 KL



24	CER	CER plan as per the MoEF & CC circular dated 01/05/2018 Project Cost: Rs. 2,226.32 Crores Cost of CER: Rs. 11.13 Crores (0.5% of project cost)	CER Plan as per MoEF & CC vide F.No.22-65/2017-IA.III dated 30th September, 2020	CER policy revised (MoEFCC 2020); % reduced 0.5%
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3. PP had obtained earlier EC vide Letter No. SIA/MH/MIS/51351/2019 dated 31.03.2023 for total BUA 849132.43m<sup>2</sup>. Proposal has been considered by SEIAA in its 310<sup>th</sup> (Day-3) meeting held on 29<sup>th</sup> October, 2025 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:**

**SEAC Conditions-**

1. PP to obtain 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 required RG area as per prevailing Hon'ble Supreme Court Order.
2. PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of requirement of EIA notification 2006, amended from time to time. PP also to submit an undertaking that; the construction carried out on site is as per earlier EC.
3. PP to obtain revised NOCs (i) CFO NOC, (ii) C & D Waste Management NOC, (iii) SWM NOC, (iv) Water NOC(v) SWD NOC. The planning authority shall not issue commencement certificate unless PP obtains all NOCs. OC shall not be granted unless nodal STP is made operational.
4. PP to obtain specific permission from competent authority to discharge untreated sewage to the common nodal STP.
5. PP to ensure to achieve the standard parameters of the treated sewage as per order issued by the Hon'ble National Green tribunal on 30.04.2019. PP also to ensure that, the water proposed to be used for construction activities (within or outside premises) /public gardens/road medians etc. shall be strictly for non-potable purpose and after obtaining necessary permission from the competent authority.
6. All guidelines issued by the local planning authority, MPCB/CPCB shall be followed to reduce /control air pollution due to proposed activity by way of providing adequate barricading, foggers, water sprinkling.
7. No natural water courses be altered/disturbed in proposed development without permission from the competent authority.
8. PP to design storm water drain to arrest silt and sediment flows from soil. The drains shall be regularly desilted particularly after monsoon season and maintained properly. The SWD (size gradient and length) shall be constructed for design capacity keeping 50% safety margin over and above peak rainfall (based on 50-year data).
9. PP to provide on line air quality monitoring system along with provision of legible display board (Digital) of air quality status on 24x7 basis and include cost in EMP
10. PP to complete tree plantation within the site during construction phase.



11. PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.

**SEIAA Conditions-**

1. PP has provided mandatory RG area of 15,914.317m<sup>2</sup> on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. In view of the fact that the building height is exceeding 90m as per UDCPR regulation No.13.6 incorporated vide Notification dated 10.10.2024, provision of fire break water tank and fire tower be made in the building.
3. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
4. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
5. In view of Maharashtra Electric Vehicle Policy, 2025, PP to provide electric vehicle D. C. Charger for 20 % of total parking provided, the number of D. C. Chargers should be worked out as provided in Niti Ayog Handbook of EV charging infrastructure.
6. PP Shall comply with Standard EC conditions mentioned in the Office implementation 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- 3,37,856.776m<sup>2</sup>, Non FSI- 2,80,170.848 m<sup>2</sup>, total BUA- 2,80,170.848m<sup>2</sup>. (As per plan approval No. CIDCO-IHP/122/2024/000191, dated 23.01.2024)

**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, 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.

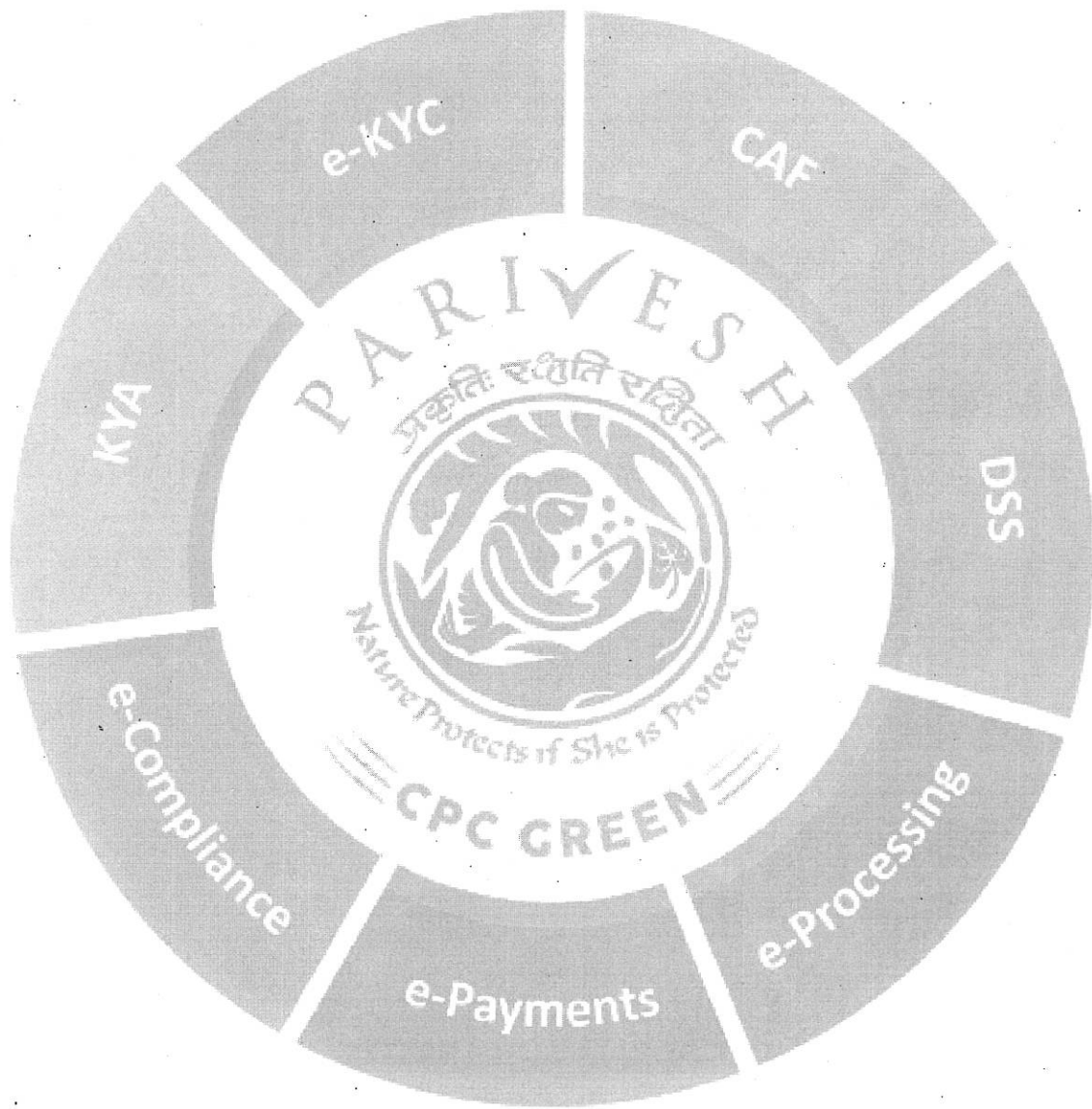


8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its 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.

  
Jayashree Bhoj (IAS)  
(Member Secretary, SEIAA)

Copy to:

1. Chairman, SEIAA, Mumbai.
2. Secretary, MoEF & CC, IA- Division MOEF & CC
3. Member Secretary, Maharashtra Pollution Control Board, Mumbai.
4. Regional Office MoEF & CC, Nagpur
5. District Collector, Raigad.
6. Commissioner, Panvel Municipal Corporation (PMC).
7. Regional Officer, Maharashtra Pollution Control Board, Raigad.



Signed by  
Jayashree Shrikant Bhoj  
Date: 01-12-2025 17:43:22  
Reason: Verified and  
signed

No. CIDCO/EE(HSG-VI)/2025/ 234 / E- 461308

Date: 15.12.2025

Subject : Draft Public Notice of "CIDCO PMAY Housing Environment Clearance" for Publishing in News Papers & Environment Clearance (EC) on CIDCO's website.

Name of Work : Construction of approximately 20,448 Nos. of EWS/LIG type dwelling units (Package-I) with development of commercial area & onsite infrastructure works at various locations, viz. Taloja Node & New Panvel ISBT, Navi Mumbai.

C.A. No. 01/CIDCO/CE / SE(HSG-II)/2019-20

The State Environment Impact Assessment Authority (SEIAA), Maharashtra has accorded Environment Clearance (EC) for above subject work. The copy of Environment Clearance (EC) received for Plot No. 01, Sector-29, Taloja are placed at c/1 to c/19. As per the SEIAA, Environment Clearance (EC) should be published on CIDCO's website as well as Public Notice in the leading newspaper both in English & Marathi. Accordingly, a draft public notice both in English & Marathi to be published in Newspapers have prepared and placed at c/21 to c/23.

SE(HSG-II) is requested to peruse and forward the same to CE(NM) for approval of the draft "Public Notice of CIDCO PMAY Housing Environment Clearance" to be published in leading Newspapers & copy of EC to be published on CIDCO's website.

CE(NM) is requested to approve draft public notices both in English & Marathi to be published in leading Newspapers & Environment Clearances on CIDCO's website please.

PRO is requested to publish the public notices both in English & Marathi in leading Newspapers & Environment Clearance of Plot No. 01, Sector-29, Taloja placed at c/1 to c/19 on CIDCO's website please.

Submitted please.

Executive Engineer (HSG-VI)

SE (HSG-II)

ACE(I)

CE (NM)

PRO

System Manager

**CIDCO Public Relations Section**

Inward No. 1030

Date 17-12-25

CIDCO / CE (NM)
EO.No. 461308
Date (INF) 16/12/2025





**लोकसत्ता** शुक्रवार, १९ डिसेंबर २०२५



**सार्वजनिक सूचना  
सिडको प्रधानमंत्री आवास योजना  
पर्यावरण मंजूरी**

‘राज्यस्तरीय पर्यावरण आघात मुल्यांकन प्राधिकरण, महाराष्ट्र राज्य’ (SEIAA) यांनी ‘भूखंड क्रमांक ०१, सेक्टर-२९, तळोजा, तालुका-पनवेल, जिल्हा-रायगड,’ येथील शहर आणि औद्योगिक विकास महामंडळ, महाराष्ट्र, द्वारा प्रधानमंत्री आवास योजनेअंतर्गत प्रस्तावित निवासी तथा वाणिज्य गृहनिर्माण संकुलासाठी, दिनांक ०१.१२.२०२५ रोजीच्या पर्यावरण मंजूरी क्रमांक **SIA/MH/INFRA२/५२५४६४/२०२५**, अन्वये पर्यावरणविषयक मंजूरी दिलेली आहे.

सदर पर्यावरणीय मंजूरीच्या प्रती ‘महाराष्ट्र प्रदूषण नियंत्रण महामंडळ,’ यांच्याकडे अवलोकनार्थ उपलब्ध असून, सदर प्रती <http://parivesh.nic.in> या संकेतस्थळावर देखील पाहता येतील.

‘राज्यस्तरीय पर्यावरण आघात मुल्यांकन प्राधिकरण, महाराष्ट्र राज्य’ (SEIAA) यांनी ‘पर्यावरण आघात मुल्यांकन अधिसूचना, २००६,’ च्या तरतुदीनुसार सदर प्रकल्पास पर्यावरणीय मंजूरी दिलेली आहे.

अधिक्षक अभियंता (गृहनिर्माण-२)

CIN - U99999 MH 1970 SGC-014574  
[www.cidco.maharashtra.gov.in](http://www.cidco.maharashtra.gov.in)

सिडको/जमसंपर्क/४५२/२०२५-२६

THE TIMES OF INDIA, MUMBAI/NAVI MUMBAI  
FRIDAY, DECEMBER 19, 2025



**PUBLIC NOTICE  
CIDCO PMAY Housing  
ENVIRONMENT CLEARANCE**

The State Environment Impact Assessment Authority (SEIAA), Maharashtra has accorded Environment Clearance (EC) for CIDCO's Residential cum Commercial housing complex under PMAY Scheme, Package-I vide No. **SIA/MH/INFRA2/525464/2025** dated 01.12.2025 for proposed Pradhan Mantri Awas Yojana (PMAY) housing scheme at **Plot No.01, Sector -29, Talaja, Taluka-Panvel, District-Raigad.**

The copy of environment Clearance is available for reference with Maharashtra State Pollution Control Board and may also be seen at Website at <http://parivesh.nic.in>

The State Environment Impact Assessment Authority (SEIAA) has accorded the environment clearance for the said project under the provisions of EIA Notification, 2006.

Superintending Engineer (HSG-II)

CIN - U99999 MH 1970 SGC-014574  
[www.cidco.maharashtra.gov.in](http://www.cidco.maharashtra.gov.in)

CIDCO/PR/452/2025-26

