**File No:** SIA/MH/INFRA2/586009/2026

# State Environment Impact Assessment Authority (SEIAA), Maharashtra

(Constituted as per the provision of EIA Notification, 2006, as amended by the Ministry of Environment, Forest and Climate Change, Government of India)

Dated: **07/10/2026**

To,

Jignesh Rupshi Satra
EKATVA BUILDCON
Unit No. 7, Ground Floor, ODYSSEY IT Park, Road No. 9, Wagle Estate, MIDC, Thane West 400604, THANE, MAHARASHTRA, 400604
ekatvabuildcon2023@gmail.com

**Subject:** Grant of EC under the provision of the EIA Notification 2006-regarding.

**Sir/Madam,**

This is in reference to your application for Grant of EC under the provision of the EIA Notification 2006-regarding in respect of project Application for Amendment & Expansion in EC (along with Consent to Establish as per MoEF&CC Notifications G.S.R. 703(E) and G.S.R. 702(E) dated 12.11.2024 and OM vide No. Q-15012/2/2022-CPW-Part (1)/e-240741 dated 14.01.2025) for Commercial IT/ITSS Building at plot No. B-40 & B-40/1, Wagle Estate, Thane, Maharashtra by M/s. EKATVA BUILDCON submitted to Ministry vide proposal number SIA/MH/INFRA2/586009/2026 dated 20/07/2026.

2. The particulars of the proposal are as below:

| | |
|---|---|
| **(i) EC Identification No.** | EC26C3802MH5669723N |
| **(ii) File No.** | SIA/MH/INFRA2/586009/2026 |
| **(iii) Clearance Type** | EC |
| **(iv) Category** | B2 |
| **(v) Project/Activity Included Schedule No.** | 8(a) Building / Construction |
| **(vi) Name of Project** | Application for Amendment & Expansion in EC (along with Consent to Establish as per MoEF&CC Notifications G.S.R. 703(E) and G.S.R. 702(E) dated 12.11.2024 and OM vide No. Q-15012/2/2022-CPW-Part (1)/e-240741 dated 14.01.2025) for Commercial IT/ITSS Building at plot No. B-40 & B-40/1, Wagle Estate, Thane, Maharashtra by M/s. EKATVA BUILDCON |
| **(vii) Name of Company/Organization** | EKATVA BUILDCON |

| | |
|---|---|
| **(viii) Location of Project (District, State)** | THANE, MAHARASHTRA |
| **(ix) Issuing Authority** | SEIAA |
| **(x) Applicability of General Conditions** | no |
| **(xi) Applicability of Specific Conditions** | no |

**Plot/Survey Khasra Nos.:** plot No. B-40 & B-40/1 , Wagle Estate , Thane , Maharashtra

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A and B) were submitted to the Ministry for an appraisal by the SEIAA Appraisal Committee (SEIAA) in the Ministry under the provision of EIA notification 2006 and its subsequent amendments.

4. The above-mentioned proposal has been considered by SEIAA Appraisal Committee of SEIAA in the meeting held on 30/09/2026. The minutes of the meeting and all the Application and documents submitted [(viz. Form-1 Part A, Part B, Part C EIA, EMP)] are available on PARIVESH portal which can be accessed by scanning the QR Code above.

5. The brief about configuration of plant/equipment, products and byproducts and salient features of the project along with environment settings, 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 30/09/2026, based on information & clarifications provided by the project proponent and after detailed deliberations recommended the proposal for grant of EC under the provision of EIA Notification, 2006 and as amended thereof subject to stipulation of specific and general conditions as detailed in Annexure (2).

7. The SEIAA has examined the proposal in accordance with the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and after accepting the recommendations of the SEIAA Appraisal Committee hereby decided to grant EC for instant proposal of M/s. Jignesh Rupshi Satra under the provisions of EIA Notification, 2006 and as amended thereof.

8. The Ministry reserves the right to stipulate additional conditions, if found necessary.

9. The EC 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. This issues with the approval of the Competent Authority.

**Copy To**

**1.** The Deputy Director General, Regional Office, Deputy Director General Of Forests (C) Ministry Of Environment Forest And Climate Change Integrated Regional Office Ground Floor East Wing New Secretariat Building Civil Lines Nagpur-440001., N/A, N/A, apccfcentral-ngp-mef@gov.in
**2.** The Member Secretary, SPCB/PCC, Kalptaru Point 2nd - 4th Floor Opp. Cine Planet Sion Circle Sion (E), Mumbai, Maharashtra, mpcbparivesh@mpcb.gov.in

**Annexure 1**

**Specific EC Conditions for (Building / Construction)**

**1. Specific Environmental Conditions**

<table>
<tr><th>S. No</th><th>EC Conditions</th></tr>
<tr><td>1.1</td><td>
<u>During the discussion following points emerged</u>:
<table>
<tr><th>No.</th><th>Conditions</th></tr>
<tr><td>1.</td><td>PP to obtain i) Tree NOC</td></tr>
<tr><td>2.</td><td>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 the prevailing Hon’ble Supreme Court Order. PP to obtain all Mandatory NOCs from the Competent Authority required for the Proposed Project. The planning authority shall not grant an occupation certificate unless the PP obtain all NOCs.</td></tr>
<tr><td>3.</td><td>PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of the requirements of EIA notification 2006, amended from time to time.</td></tr>
<tr><td>4.</td><td>The underground suction tank shall be located to close as possible to the existing water main in municipal Road and the save shall not be in 1.5 m vicinity of drainage/ sewer line/Manhole/ Inspectoral chamber top of the undergo state tank shall be maintained as about 60 cm above adjacent ground/ floor level and minimum head clearance of 1.2 m shall be maintained for inspection and clean of tanks and also a clear minimum distance of 6m shall be maintain between STP+ UG tank.</td></tr>
<tr><td>5.</td><td>PP to ensure to achieve the standard parameters of the treated sewage as per the 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 purposes and after obtaining necessary permission from the competent authority.</td></tr>
<tr><td>6.</td><td>All guidelines issued by the local planning authority, MPCB/CPCB, shall be followed to reduce /control air pollution due to the proposed activity by way of providing adequate barricading, foggers, and water sprinkling.</td></tr>
<tr><td>7.</td><td>PP to complete the tree plantation within the site during the construction phase.</td></tr>
<tr><td>8.</td><td>PP to comply with the provisions of Solid Waste Management Rules, 2026, Environment (Construction and Demolition) Waste Management Rules, 2025, E-Waste (Management) Rules, 2022 and consequent Office Memorandums / Directions / Orders etc. issued by the competent authorities therein and by MoEF&CC as amended till date.</td></tr>
</table>
<u>Decision:</u> - In view of the above discussion and as per the terms and conditions agreed by the PP and Consultant during the meeting, SEAC-2 decided to recommend the proposal to the SEIAA for the grant of Environmental Clearance, subject to compliance with the above points and as agreed by the PP during deliberations.
</td></tr>
</table>

**Annexure 2**

**<u>Details of Products & By-products</u>**

| Name of the product /By-product | Product / By-product | Existing | Proposed | Total | Unit | Mode of Transport / Transmission |
|---|---|---|---|---|---|---|
| Total Construction Area (m2) | Total Construction Area (m2) | 31072 | 14315.7 | 45387.7 | Total Construction Area (m2) | Total Construction Area (m2) |

**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY**

No. SIA/MH/INFRA2/586009/2026
Environment & Climate Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. EKATVA BUILDCON
Plot No. B-40 & B-40/1, Wagle Estate, Thane, Maharashtra.

Subject : Amendment & Expansion in Environment Clearance for Commercial IT/ITSS Building at plot No. B-40 & B-40/1, Wagle Estate, Thane, Maharashtra by M/s. EKATVA BUILDCON.

Reference : Application no. SIA/MH/INFRA2/586009/2026

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-II in its 314th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 365th meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 30th September, 2026.

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

| Sr. | Description | Details | |
|---|---|---|---|
| 1 | Proposal No. | SIA/MH/INFRA2/586009/2026 | |
| 2 | Name of Project | Application for Amendment & Expansion in EC (along with Consent to Establish as per MoEF&CC Notifications G.S.R. 703(E) and G.S.R. 702(E) dated 12.11.2024 and OM vide No. Q-15012/2/2022-CPW-Part (1)/e-240741 dated 14.01.2025) for Commercial IT/ITSS Building at plot No. B-40 & B-40/1, Wagle Estate, Thane, Maharashtra by M/s. EKATVA BUILDCON | |
| 3 | Project category | 8 (a) category B2 | |
| 4 | Type of Institution | Private | |
| 5 | Project Proponent | Name | Mr. Hiren Chheda |
| | | Regd. Office address | Unit No 7, Ground Floor, Odyssey IT Park, Road No 9, Wagle Estate, MIDC, Thane West 400604 |
| | | Contact number | - |
| | | E-mail | olivecommercial40@gmail.com |
| 6 | Consultant details | Mahabal Enviro Engineers Pvt. Ltd.<br>Accredited by NABET No. NABET/EIA/23-26/RA 0316 valid upto 06.11.2026. | |
| 7 | Applied for | Amendment & Expansion in EC | |
| 8 | Location of the project | Plot No. B-40 & B-40/1, Wagle Estate, Thane, Maharashtra | |
| 9 | Latitude and Longitude | Latitude: 19°11'42.80"N & Longitude: 72°56'53.30"E | |
| 10 | Plot area (sq.m.) | 3,824.0 $m^2$ | |
| 11 | Deductions (sq.m.) | Nil | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 12 | Net Plot area (sq.m.) | 3,824.0 $m^2$ | | | | | |
| 13 | Ground coverage ($m^2$) & % | 1,577.87 $m^2$ (41.26 %) | | | | | |
| 14 | FSI Area (sq.m.) | 27,870.11 $m^2$ | | | | | |
| 15 | Non-FSI (sq.m.) | 17,517.59 $m^2$ | | | | | |
| 16 | Proposed built-up area (FSI + Non FSI) (sq.m.) | 45,387.70 $m^2$ | | | | | |
| 17 | TBUA ($m^2$) approved by Planning Authority till date | • The plan is approved from MIDC vide No. MIDC/DE&PA-III/THN/I-183184/ 2026 dated. 20.07.2026 for plot area 3,824.00 $m^2$ having FSI area of 27,868.38 $m^2$; non-FSI area 17,517.59 $m^2$ and Total construction area of 45,385.97 $m^2$ | | | | | |
| 18 | Earlier EC details with Total Construction area, if any. | • We have obtained the EC vide Identification No. EC23B038MH173951 dated. 27.09.2023 for the plot area of 3,824.00 $m^2$, FSI area is 11,472.39 $m^2$ and the total construction area is 31,072.00 $m^2$. As per Specific Condition No. 2, the EC was initially restricted to a building height of 34.85 m, in accordance with the then-applicable CFO NOC.<br>• Subsequently, a Corrigendum to the EC vide No. TO23C3802MH5775927N dated. 14.03.2026 was obtained, revising the height up to 93.05 m. | | | | | |
| 19 | Construction completed as per earlier EC (FSI + Non FSI) (sq.m.) | As per EC, we have started construction on site. Till date, we have constructed 23,928.23 $m^2$ (FSI area of 8,691.79 $m^2$). | | | | | |
| 20 | Previous EC / Existing Building | | Proposed Configuration | | | | Reason for Modification / Change |
| | Bldg. Name | Confg. | Height (m) | Bldg. Name | Confg. | Height (m) | |
| | Building 1 | G + Mezzanine + P1 to P9 podium floors + 1st to 16th floor | 93.05 | Building 1 | G + 1st to 7th Podium Floor + 1st to 26th Floors | 127.20 | No change in footprint, removal of mezzanine and 2 podiums, addition of 10 habitable floors<br><br>Status: G + 1st to 7th Podium Floor + 1st to 12th Floors |
| 21 | No. of Tenements & Shops | Commercial area: 27,870.11 $m^2$ | | | | | |
| 22 | Total Population | 3,485 Nos. | | | | | |
| 23 | Total Water Requirements CMD | 136 KLD | | | | | |
| 24 | Under Ground Tank (UGT) | Below Ground | | | | | |

| | | | | |
|---|---|---|---|---|
| | location | | | |
| 25 | Source of water | MIDC | | |
| 26 | STP Capacity & Technology | 1 STP of total 135 KLD capacity with MBBR technology | | |
| 27 | STP Location | Below Ground | | |
| 28 | Sewage Generation CMD & % of sewage discharge in sewer line | Sewage generation: 129 KLD;<br>Disposal in Municipal sewer: 48% | | |
| 29 | Solid Waste Management during Construction Phase | Type | Quantity (Kg/d) | Treatment / disposal |
| | | Dry waste | 04 | Local body |
| | | Wet waste | 06 | Local body |
| | | Construction waste ($m^3$) | 1,000 | As per Construction and Demolition Waste Management Rules 2016 |
| 30 | Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed | Type | Quantity (Kg/d) | Treatment / disposal |
| | | Dry waste | 279 | Handed over to Local Body (TMC) |
| | | Wet waste | 418 | Mechanical composting machines of 500 kg/day |
| | | E-Waste (Ton/year) | 10 | Authorized vendors |
| | | STP Sludge (dry) | 0.5 | STP sludge will be composted |
| 31 | R.G. Area in sq.m | RG required: Not Applicable as the plot having area less than 1 Hectare (MIDC DCR Regulation No. 3.4.1). | | |
| | | RG provided on Ground: NA | | |
| | | Existing trees on plot: 27 Nos. | | |
| | | Number of trees to be planted:<br>a) In plot boundary area: 50 Nos. | | |
| | | • Number of trees to be Cut/ Transplanted: Nil<br>• Number of trees to be retained: 27 Nos.<br>• Total Trees on plot: 77 Nos. (Including retained + new plantation) | | |
| 32 | Power requirement | During Operation Phase: | | |
| | | Details: | MSEDCL | |
| | | Connected load (kW) | 2.8 MW | |
| | | Demand load (kW) | 1.6 MW | |
| 33 | Energy Efficiency | a) Total Energy saving (%): 23.7%<br>b) Solar energy (%): 5.5%<br>(Solar PV panels of 90 kW will be installed (Total 164 panels each of 550 Wp) | | |
| 34 | D.G. set capacity | 2,500 kVA (2 x 1,250 kVA) | | |
| 35 | No. of 4-W & 2-W Parking | 4W: 300 & 2W: 153 Nos. (EV charging points: 25%) | | |

| | | |
|---|---|---|
| | with 25% EV | |
| 36 | No. & capacity of Rain water harvesting tanks /Pits | 1 RWH tanks with 70 KL total capacity |
| 37 | Project Cost in (Cr.) | Rs. 120 Cr (Including expansion cost of Rs. 20 Crs wrt earlier EC) |
| 38 | EMP Cost | Capital Cost: Rs. 120 Lakh, O&M: Rs. 20 Lakh/yr (Excluding DMP cost) |
| 39 | CER Details with justification if any….as per MoEF&CC circular dated 01/05/2018 | Not Applicable |
| 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 of earlier EC and proposed expansion as submitted by the PP is as below,

| Sr. No | Particulars | Obtained EC from SEIAA vide EC23B038MH173951 dated 27.09.2023 and Corrigendum in EC vide No. TO23C30MH5775927N dated 24.03.2026 | Proposed Amendment/ Expansion | Remarks |
|---|---|---|---|---|
| 1 | Total Plot Area | 3,824.0 m² | 3,824.0 m² | No change |
| 2 | FSI Area | 11,472.39 m² | 27,870.11 m² | Increased |
| 3 | Non-FSI Area | 19,599.61 m² | 17,513.59 m² | Increased |
| 4 | Total construction area | 31,072.00 m² | 45,387.70 m² | Increased |
| 5 | Building Configuration | Commercial Bldg. | G + Mezzanine + P1 to P9 podium floors + 1st to 16th floor (93.05 m) | Commercial Bldg. |
| 7 | No. of Flats & Shops | Commercial area: 11,472.39 m² | Commercial area: 27,870.11 m² | Increased due to addition of habitable floors |
| 9 | Population | 1,434 Nos. | 3,485 Nos. | Increased due to increase in area |
| 10 | Water requirement | 56 KLD | 136 KLD | Increased due to increase in population except STP capacity |
| 11 | Waste water generation | 53 KLD | 129 KLD | Increased due to increase in population except STP capacity |

| | | | | |
|---|---|---|---|---|
| 12 | STP Capacity | 135 KLD (MBR) | 135 KLD (MBR) | Increased due to increase in population except STP capacity |
| 13 | Solid waste generation | Total: 287 kg/day Biodegradable: 172 kg/day Mechanical Composting Unit of total 200 kg/d non-biodegradable: 115 kg/day | Total: 697 kg/day Biodegradable: 418 kg/day Mechanical Composting Unit of total 500 kg/d non-biodegradable: 279 kg/day | Increased due to increase in population except STP capacity |
| 14 | Power Requirement | Connected load: 1.5 MW Demand: 0.8 MW | Connected load: 2.8 MW Demand: 1.6 MW | Increased due to increase in area |
| 15 | D.G set | 2 x 1,250 kVA | 2 x 1,250 kVA | — |
| 16 | Green belt development | RG required: Not Applicable as the plot having area less than 1 Hectare (MIDC DCR Regulation No. 3.4.1) RG provided on Ground: Nil | RG required: Not Applicable as the plot having area less than 1 Hectare (MIDC DCR Regulation No. 3.4.1) RG provided on Ground: Nil | No Change |
| 17 | Parking provided | 2-wheeler: 183 Nos.4-wheeler: 244 Nos. | 2-wheeler: 153 Nos.4-wheeler: 300 Nos. | Provided as per Norms |
| 18 | Project cost (Rs.) | 100 Cr | 120 Cr | Increased by Rs. 20 Cr |

3. PP has obtained earlier EC vide Letter No. EC23B038MH173951 dated 27.09.2023 for total BUA of 31,072.00 m2. Proposal has been considered by SEIAA in its 365th meeting held on 30th September, 2026 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 i) Tree NOC
2. 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 the prevailing Hon'ble Supreme Court Order. PP to obtain all Mandatory NOCs from the Competent Authority required for the Proposed Project. The planning authority shall not grant an occupation certificate unless the PP obtain all NOCs.
3. PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of the requirements of EIA notification 2006, amended from time to time.

4. The underground suction tank shall be located to close as possible to the existing water main in municipal Road and the save shall not be in 1.5 m vicinity of drainage/ sewer line/Manhole/ Inspectoral chamber top of the undergo state tank shall be maintained as about 60 cm above adjacent ground/ floor level and minimum head clearance of 1.2 m shall be maintained for inspection and clean of tanks and also a clear minimum distance of 6m shall be maintain between STP+ UG tank.
5. PP to ensure to achieve the standard parameters of the treated sewage as per the 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 purposes 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 the proposed activity by way of providing adequate barricading, foggers, and water sprinkling.
7. PP to complete the tree plantation within the site during the construction phase.
8. PP to comply with the provisions of Solid Waste Management Rules, 2026, Environment (Construction and Demolition) Waste Management Rules, 2025, E-Waste (Management) Rules, 2022 and consequent Office Memorandums / Directions / Orders etc. issued by the competent authorities therein and by MoEF&CC as amended till date.

**SEIAA Conditions-**

1. PP submitted an undertaking that, the plot having area less than 1 Hectare (MIDC DCR Regulation No. 3.4.1) RG area is not applicable. Local planning authority to ensure the compliance of the same.
2. PP to obtain Tree cutting NOC before cutting or transplantation of Trees on the site. Planning authority to ensure that there is no cutting or transplantation of Trees prior to commencement of the work on site.
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 register themselves as Bulk Waste Generator under Solid Waste Management Rules, 2026 on CPCB SWM portal before getting Occupancy.
5. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
6. Air Quality Index monitoring to be ensured. Dust suppression measures shall be implemented also considering height of the building. Additional measures to be ensured.
7. 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 implementation. Planning authority and MPCB to ensure the compliance of the same.
8. 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.
9. SEIAA decided to grant EC for FSI area of 27,868.38 m2, Non FSI area of 17,517.59 m2 and total BUA of 45,385.97 m2. (Plan approval No- MIDC/DE&PA-III/THN/I-183184/ 2026 dated. 20.07.2026). (FSI restricted as per approval and TBUA according).

**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 give100 % 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. This 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, NOx (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. As per MoEF&CC OM Vide File No. Q-15012/2/2022-CPW-Part(1)/e-240741 dated January 14, 2025, Consent to Establishment from Concerned SPCB is not applicable and Environment safeguards from SPCB has been taken into consideration.

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.

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, Thane.
6. Commissioner, Thane Municipal Corporation (TMC).
7. Regional Officer, Maharashtra Pollution Control Board, Thane.