



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

To,

The President

PIRAMAL ESTATES PRIVATE LIMITED

8th Floor, Piramal Tower, Peninsula Corporate Park, G. K. Marg, Lower
Parel, Mumbai 400013 -400013

Subject: Grant of Environmental Clearance (EC) to the proposed Project Activity
under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC)
in respect of project submitted to the SEIAA vide proposal number
SIA/MH/MIS/76077/2022 dated 11 Jun 2022. The particulars of the environmental
clearance granted to the project are as below.

- | | |
|---|---|
| 1. EC Identification No. | EC24B039MH121255 |
| 2. File No. | SIA/MH/MIS/76077/2022 |
| 3. Project Type | Expansion |
| 4. Category | B1 |
| 5. Project/Activity including
Schedule No. | 8(b) Townships and Area Development
projects. |
| 6. Name of Project | Amendment and Expansion in EC for
Residential cum commercial project
"Piramal Vaikunth" at plot Bearing Survey
No. 7/1, 7/2, 7/3, 7/4, 7/5, 7/6, 7/7, 7/8,
7/9, 7/10, 7/11, 7/12, 7/13, 7/14, 8/1, 8/2,
8/3, 8/4, 8/5, 8/6, 8/7, 8/8, 8/9, 8/10, 8/11,
8/12, 8/13, 8/14, 8/15, 8/16, 8/17, 8/18,
8/19, 8/20, 8/21, 8/22, 8/23, 8/24, 8/25,
8/26, 8/27, 8/28, 8/29, 8/30, 8/31, 8/32,
8/33, 8/34, 8/35, 8/36, 8/37, 8/38, 8/39,
8/40, 8/41, 8/42, 9/1, 9/2, 9/3, 9/4, 9/5,
9/6, 9/7, 9/8, 9/9, 9/10, 9/11, 9/12, 9/13 |
| 7. Name of Company/Organization | PIRAMAL ESTATES PRIVATE LIMITED |
| 8. Location of Project | Maharashtra |
| 9. TOR Date | 25 Apr 2022 |

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

Date: 05/01/2024

(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.*

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/76077/2022
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Piramal Estates Pvt Ltd.,
Village Balkum, Thane.

Subject : Environment Clearance for proposed Amendment and Expansion in EC for Residential cum commercial project "Piramal Vaikunth" at plot Bearing Survey No. 7/1, 7/2, 7/3, 7/4, 7/5, 7/6, 7/7, 7/8, 7/9, 7/10, 7/11, 7/12, 7/13, 7/14, 8/1, 8/2, 8/3, 8/4, 8/5, 8/6, 8/7, 8/8, 8/9, 8/10, 8/11, 8/12, 8/13, 8/14, 8/15, 8/16, 8/17, 8/18, 8/19, 8/20, 8/21, 8/22, 8/23, 8/24, 8/25, 8/26, 8/27, 8/28, 8/29, 8/30, 8/31, 8/32, 8/33, 8/34, 8/35, 8/36, 8/37, 8/38, 8/39, 8/40, 8/41, 8/42, 9/1, 9/2, 9/3, 9/4, 9/5, 9/6, 9/7, 9/8, 9/9, 9/10, 9/11, 9/12, 9/13, 9/14, 9/15, 9/16, 9/17, 10/2A, 10/3, 10/4A, 10/5A, 10/5K, 10/5D, 10/6, 10/7, 10/8, 10/9, 10/10A, 10/10B, 10/11, 10/12, 10/13, 10/14, 10/15, 10/17, 10/18, 88/6B, 99/13A, 99/13B, 99/15B, 100/14A, 100/14B, 100/15A, 100/15B, 100/16A, 100/16B, 100/17A, 100/17B, 100/17K, 100/18A, 100/18B, 100/19A, 100/19B, 100/20, 100/24A, 100/24B, 100/25, 100/26, 100/27, 100/28, 100/29, 100/30, 100/31A, 100/31B, 100/32, 100/33, 101/2A, 101/2B, 101/3A, 105/1, 105/2, 105/3, 105/4, 105/5, 105/6, 105/8, 105/9, 105/11, 105/12, 105/13, 105/14, 105/15, 105/16, 105/18 at village Balkum, Thane by M/s. Piramal Estates Pvt Ltd.

Reference : Application no. SIA/MH/MIS/76077/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 182nd meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 267th (Day-3) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 18th October, 2023.

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

Sr. No.	Description	Details
1	Proposal Number	SIA/MH/MIS/76077/2022
2	Name of Project	Amendment and Expansion in EC for Residential cum commercial project " Piramal Vaikunth " at village Balkum, Thane (W), Tal. & Dist. Thane, Maharashtra by Piramal Estates Pvt. Ltd.
3	Project category	B Category (8 (b))
4	Type of Institution	Private Limited

5	Project Proponent	Name	Mr. Anup Deshmukh
		Regd. Office address	8 th floor, Piramal Tower, Peninsula Corporate Park, G. K. Marg, Lower Parel, Mumbai 400013
		Contact number	022-33514000
		e-mail	anup.deshmukh@piramal.com
6	Consultant	Mahabal Enviro Engineers Pvt. Ltd. NABET ACCREDIATION: QCI/NABET/EIA/ACO/17/00427 valid upto 23.09.2022	
7	Applied for	Amendment/Expansion in EC	
8	Location of the project	Plot Bearing Survey No. 7/1, 7/2, 7/3, 7/4, 7/5, 7/6, 7/7, 7/8, 7/9, 7/10, 7/11, 7/12, 7/13, 7/14, 8/1, 8/2, 8/3, 8/4, 8/5, 8/6, 8/7, 8/8, 8/9, 8/10, 8/11, 8/12, 8/13, 8/14, 8/15, 8/16, 8/17, 8/18, 8/19, 8/20, 8/21, 8/22, 8/23, 8/24, 8/25, 8/26, 8/27, 8/28, 8/29, 8/30, 8/31, 8/32, 8/33, 8/34, 8/35, 8/36, 8/37, 8/38, 8/39, 8/40, 8/41, 8/42, 9/1, 9/2, 9/3, 9/4, 9/5, 9/6, 9/7, 9/8, 9/9, 9/10, 9/11, 9/12, 9/13, 9/14, 9/15, 9/16, 9/17, 10/2A, 10/3, 10/4A, 10/5A, 10/5K, 10/5D, 10/6, 10/7, 10/8, 10/9, 10/10A, 10/10B, 10/11, 10/12, 10/13, 10/14, 10/15, 10/17, 10/18, 88/6B, 99/13A, 99/13B, 99/15B, 100/14A, 100/14B, 100/15A, 100/15B, 100/16A, 100/16B, 100/17A, 100/17B, 100/17K, 100/18A, 100/18B, 100/19A, 100/19B, 100/20, 100/24A, 100/24B, 100/25, 100/26, 100/27, 100/28, 100/29, 100/30, 100/31A, 100/31B, 100/32, 100/33, 101/2A, 101/2B, 101/3A, 105/1, 105/2, 105/3, 105/4, 105/5, 105/6, 105/8, 105/9, 105/11, 105/12, 105/13, 105/14, 105/15, 105/16, 105/18 at village Balkum, Thane (W), Tal. & Dist. Thane, Maharashtra.	
9	Latitude and Longitude	Latitude: 19°13'28.84"N and Longitude: 72°59'26.04"E	
10	Plot Area (sq.m.)	1,29,000	
11	Deductions (sq.m.)	34,448.25	
12	Net Plot area (sq.m.)	94,551.75	
13	Ground coverage (m ²) & %	64,295.19 (51%)	
14	FSI Area (sq.m.)	4,44,494	
15	Non-FSI (sq.m.)	2,68,184	
16	Proposed built-up area (FSI + Non FSI) (sq.m.)	7,12,678	
17	TBUA (m ²) approved by Planning Authority till date	Applied for revised approval	

18	Earlier EC details with Total Construction area, if any.			We have obtained prior Environmental Clearance vide letter No. 21-124/2014-IA.III dt. 23 rd June 2015 and subsequently Amendment/ Expansion in EC from SEIAA, Maharashtra vide No. SEIAA-EC-0000002249 dated. 08.01.2020 and vide No. SIA/MH/MIS/58988/2018 dt. 21.09.2021 for the plot area of 1,29,000 m ² , FSI area of 2,40,994.35 m ² and total construction area of 5,92,938.00 m ² .			
19	Construction completed as per earlier EC (FSI + Non FSI) (m ²)			The construction work is started as per EC received. As on date, we have constructed 2,94,526.00 m ² on site (FSI: 1,88,037 m ²).			
20	Bldg. Name	Config.	Height (m)	Bldg. Name	Config.	Height (m)	Reason for Modification / Change
	Cluster –I			Cluster –I			
	Tower A & B	B + G + 5 Pd (Part) + 6 th To 29 th (pt) floors	100.00	Tower A & B	B + G + 5 Pd (Part) + 6 th To 29 th (pt) floors	100.00	No change (Completed)
	Tower C	B + G + 5 Pd (Part) + 6 th To 32 nd floors	109.60	Tower C	B + G + 5 Pd (Part) + 6 th To 32 nd floors	109.60	No change (Completed)
	Town House D, E & F	B + Gr. to 4 th + 5 th & 6 th floor (pt)	23.98	Town House D, E & F	B + Gr. to 4 th + 5 th & 6 th floor (pt)	23.98	No change (Completed)
	Cluster –III			Cluster –III			
	Tower T1 & T2	2B+LG+UG+ 41 floors	123.30	Tower T1 & T2	LG+UG+ 41 floors	123.30	Removal of 2 Basements, No change in footprint.
20	Tower T3 & T4	2B+LG+UG+ 41 floors	123.30	Tower T3 & T4	B+LG+UG+ 50 floors	151.90	Removal of 1 Basement, addition of 9 habitable floors, change in footprint
	-	-	-	Tower – T5	B+LG+UG+ 50 floors	151.90	Newly proposed, No work started
	MLCP 1	1B+G+15 Floors		MLCP 1	LG+G+14 th floors	43.08	Change in Bldg. Config. and planning, 1 floor reduced, (No work started)
	-	-	-	MLCP 2	B+LG+UG+15 Floors	44.95	Newly proposed (No work started)
	Cluster – IV			Cluster – IV			

	Tower T1	B + LG + UG + 5 level podium (pt) Residential (pt) + 6 th to 38 th floors	120.15	Tower T1	B + LG + UG + 5 level podium (pt) Residential (pt) + 6 th to 38 th floors	120.15	No change
	Tower T2, T3, T4	B + LG+UG + 5 level podium (pt) Residential (pt) + 6 th to 39 th floors	119.65	Tower T2, T3, T4	B + LG+UG + 5 level podium (pt) Residential (pt) + 6 th to 39 th floors	119.65	No change
	Cluster – V			Cluster – V			
	Tower A	B + Gr. + 1 st to 22 nd floor		Tower A	2B+G+37 floors	114.00	Change in planning; No work started
	Tower B	B + Gr. + 2 floor		Tower B	2B+G+37 floors	114.00	
	Community Centre/ Club House	G+1 st floor (lower Level and Upper Level)	12.74	Community Centre/Club House	G+1 st floor (lower Level and Upper Level)	12.74	No change, Plinth completed
	West Tower (Comm)	Wing A: 2B+ Gr. +19 floors	68.65	West Tower (Comm)	Wing A: 2B+ Gr. +19 floors	68.65	No change
		Wing B: 2B +Gr. +3 floors	13.45		Wing B: 2B +Gr. +3 floors	13.45	No change
20	East Tower (Comm)	Wing A: 2B+Gr. To 6 floors	30.10	East Tower (Comm)	Wing A: 2B+Gr. To 6 floors	30.10	No change
	Temple	B + Gr. + 1 st floor	26.76	Temple	B + Gr. + 1 st floor	26.76	No change
21	No. of Tenements & Shops			Flats: 5,422 Nos Commercial area: 5,987 m ²			
22	Total Population			32,009 Nos.			
23	Total Water Requirements CMD			3,980 KLD			
24	Under Ground Tank (UGT) location			Below ground			
25	Source of water			TMC			
26	STP Capacity & Technology			6 STP's of total capacity 3,790 KLD with MBBR technology			
27	STP Location			1 st Basement			
28	Sewage Generation CMD & % of sewage discharge in sewer line			Sewage Generation: 3,624 KLD % Recycled: 50%			
29	Solid Waste Management during Construction Phase			Type	Quantity (Kg/d)	Treatment / disposal	

		Dry waste	40 kg/day	Handed over to local body						
		Wet waste	60 kg/day	Handed over to local body						
		Construction waste	24,375 m ³	Will be handled as per Construction Waste Rule, 2016						
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Dry waste	5,814 kg/d	Handed over to local body						
		Wet waste	8,721 kg/d	11 Mechanical Composting Units of total 9,500 kg/day capacity						
		E-Waste	45 Tons/year	Handed over to Authorized recycler						
		STP Sludge (dry)	36 KLD	STP sludge will be composted						
31	RG Area in Sq. m.	RG Required: 9,455.18 m ² (10%) RG provided on Mother earth: 20,149.80 m ² Paved RG provided on Ground: Nil RG provided on Podium: 4,586.46 m ² Total RG provided: 24,736.26 m ² Existing trees on plot: 6,000 Nos. Number of trees to be planted: 1,200 Nos. a) In RG area: 1,200 Nos. b) In Miyawaki Plantation (with area): Nil Number of trees already cut: 1,067 Nos. Number of trees transplanted on site: 1,339 Nos. Number of trees retained: 3,594 Nos. Total Nos. of trees on plot: 6,133 Nos. (Including New + Existing retained & transplanted)								
32	Power Requirements	During Operation Phase: <table><tr><th>Details/Source</th><th>MSEDCL</th></tr><tr><td>Connected load</td><td>54.0 MW</td></tr><tr><td>Demand Load</td><td>20.0 MW</td></tr></table>			Details/Source	MSEDCL	Connected load	54.0 MW	Demand Load	20.0 MW
Details/Source	MSEDCL									
Connected load	54.0 MW									
Demand Load	20.0 MW									
33	Energy Efficiency	a) Total Energy saving (%): 21.5% b) Solar energy (%): 11.8% (Solar Hot water panels: 1,290 Nos)								
34	D.G. set capacity	15,340 kVA capacity (1 x 2,000, 10 x 1,010, 1 x 500, 1 x 1,500 kVA)								
35	No. of 4-W & 2-W Parking with 25% EV	4W: 3,538 (EV charging Points: 890 Nos.) 2W: 12,746 (EV charging Points: 3,190 Nos.)								
36	No. & capacity of Rain water harvesting tanks /Pits	<ul style="list-style-type: none">6 Rainwater Harvesting Tanks of total 700 KL capacity48 Recharge Pits having dimensions 6 m x 1.5 m x 4 m								
37	Project Cost in (Cr.)	Rs. 2,288 Crs (Including expansion cost of Rs. 359 Crs.)								

38	EMP Cost	Construction phase: Rs. 182 Lakh/yr Operation phase: Capital Cost is Rs. 3,585 Lakh and O & M Cost is 545.5 Lakh/yr (Including DMP cost)
39	CER Details with justification if any....as per MoEF & CC circular dated 01/05/2018	Not Applicable. (As per MoEF&CC OM F. NO. 22-65/2017-IA.III Dt. 25.02.2021)
40	Details of Court Cases/litigations w.r.t the project and project location, if any.	No Court case is pending against the project

The comparative statement showing project details approved as per earlier EC and proposed project details is given below:

project details is given below:

Sr. No	Particulars	SIA/MH/MIS/58988/2018 dt. 21.09.2021		Proposed Amendment/ expansion		Remarks
1	Plot Area	1,29,000 m ²		1,29,000 m ²		No change
2	FSI Area	2,40,994.35 m ²		4,44,494 m ²		FSI potential increased due to UDCPR 2020
3	Non- FSI Area	3,51,943.65 m ²		2,68,184 m ²		
4	Total construction area	5,92,938 m ²		7,12,678 m ²		
5	Building Configuration	Bldgs.	Bldg. Conf.	Bldgs.	Bldg. Conf.	Tower A, B & C: No change (Status: Completed)
		Cluster –I (Tower A, B & C)	Tower A: B+G+5Pd(Part)+ 6 th To 29 th (pt) floors Tower B: B+G+5Pd(Part)+ 6 th To 29 th (pt) floors Tower C: B+G+5Pd(Part)+ 6 th To 32 nd upper floors	Cluster – I (Tower A, B & C)	Tower A: B + G + 5Pd (Part) + 6 th To 29 th (pt) floors Tower B: B + G + 5Pd (Part)+ 6 th to 29 th (pt) floors Tower C: B + G + 5Pd(Part)+ 6 th To 32 nd upper floors	
		Cluster –I (Town House D, E & F)	B + Gr. to 4 th Pd (part) + 5 & 6 th Res. floor (pt)	Cluster – I (Town House D, E & F)	B + Gr. to 4 th Pd (part) + 5 & 6 th Res. floor (pt)	

	Cluster –II (Tower T1 & T2)	Tower T1 & T2 – G + 5 Pd (pt)/Res (pt)+ 6 th To 38 th upper floors	Cluster –II (Tower T1 & T2)	Tower T1 & T2: G + 5 Pd (pt)/Res (pt)+ 6 th To 38 th upper floors	No Change, Status: Tower T1: G + 5 Pd (pt)/Res (pt)+ 6 th To 28 th upper floors Tower T2: G + 5 Pd (pt)/Res (pt)+ 6 th To 38 th upper floors
	Cluster –III (Tower – T1)	2B+LG+UG+ 41 floors	Cluster –III (Tower – T1)	LG+UG+ 41 floors	Removal of 2 Basements, No change in footprint. (Excavation started)
	(Tower – T2)	2B+LG+UG+ 41 floors	(Tower – T2)	LG+UG+ 41 floors	
	(Tower – T3)	2B+LG+UG+ 41 floors	(Tower – T3)	B+LG+UG+ 50 floors	Removal of 1 Basement, addition of 9 habitable floors, change in footprint, (No work started)
	(Tower – T4)	2B+LG+UG+ 41 floors	(Tower – T4)	B+LG+UG+ 50 floors	
	-	-	(Tower – T5)	B+LG+UG+ 50 floors	Newly proposed, (No work started)
	MLCP 1	1B+G+15 Floors	MLCP 1	LG+G+14 th floors	Change in Bldg. Conf. And planning, 1 floor reduced, (No work started)
	MLCP 2	-	MLCP 2	B+LG+UG+15 Floors	Newly proposed (No work started)

		Cluster – IV (Tower - T1)	B + LG+UG + 5 level podium (pt) Residential (pt) + 6 th to 38 th floors	Cluster – IV (Tower - T1)	B + LG+UG + 5 level podium (pt) Residential (pt) + 6 th to 38 th floors	No change Status: T1: B + LG+ UG + 5 level podium (pt) Res (pt) + 6th to 38 floors T2 & T4: B + LG+UG + 5 level podium (pt) Res. (pt) + 6th to 39th floors T3: B + LG+UG + 5 level podium (pt) Res. (pt) + 6 th to 34 th floors
		(Tower - T2, T3, T4)	B + LG+UG + 5 level podium (pt) Residential (pt) + 6 th to 39 floors	(Tower - T2, T3, T4)	B + LG+UG + 5 level podium (pt) Residential (pt) + 6 th to 39 floors	
		Cluster – V (Tower B)	B + Gr. + 2 floor	Cluster – V (Tower 1)	2B+G+37 floors	Change in planning; No work started
		Cluster - V (Tower A)	B + Gr. + 1 st to 22 nd floor	Cluster - V (Tower 2)	2B+G+37 floors	Change in planning; No work started
		Community Centre/Club House	G+1 st floor (lower Level and Upper Level)	Community Centre/Club House	G+1 st floor (lower Level and Upper Level)	No change, Plinth completed
		West Tower (Comm)	Wing A: 2B+ Gr. +19 floors	West Tower (Comm)	Wing A: 2B+ Gr. +19 floors	No change, No work started
			Wing B: 2B +Gr. +3 floors		Wing B: 2B +Gr. +3 floors	
		East Tower (Comm)	Wing A: 2B+Gr. To 6 floors	East Tower (Comm)	Wing A: 2B+Gr. To 6 floors	No change, No work started

			Wing B: 2B+Gr.+1st floor+ Mezzanine floor		Wing B: 2B+Gr.+1st floor+ Mezzanine floor	
		Temple	B + Gr. + 1 st floor	Temple	B + Gr. + 1 st floor	No change, Plinth completed
6	No. of Flats	4,533 Nos.		5,422 Nos.		889 flats Increased
7	Population	27,089 Nos.		32,009 Nos.		Increased due to increase in flats
8	Water requirement	3,259 KLD		3,980 KLD		Increased due to increase in population
9	Waste water generation	3,044 KLD		3,624 KLD		
10	STP Capacity	3,190 KLD		3,790 KLD		
11	Solid waste generation	Total: 12,217 kg/day		Total: 14,535 kg/day		Increased due to increase in population
		Biodegradable: 7,330 kg/d		Biodegradable: 8,721 kg/d		
		Non-Biodegradable: 4,887 kg/d		Non-Biodegradable: 5,814 kg/d		
12	Power Requirement	Demand: 20 MW		Demand: 20 MW		No Change in demand load and minor deduction in DG capacity
13	D.G set	15,640 kVA		15,530 kVA		
14	RG details	RG required: 23,637.94 m ² and RG Provided: 24,736.26 m ²		RG required: 9,455.18 m ² and RG Provided: 24,736.26 m ²		Requirement reduced, however we have provided as per earlier EC
15	Parking provided	4-wheeler: 3,000 Nos.		4-wheeler: 3,538 Nos.		Provided as per UDCPR 2020
		2-wheeler: 4,243 Nos.		2-wheeler: 12,746 Nos.		

3. Proposal is an expansion of existing construction project. Project had received earlier Environment Clearance vide No. 21-124/2014-IA.III dt. 23.06.2015 and subsequently Amendment/ Expansion in EC from SEIAA, Maharashtra vide No. SEIAA-EC-0000002249 dated. 08.01.2020 and vide No. SIA/MH/MIS/58988/2018 dt. 21.09.2021 for the plot area of 1,29,000 m², FSI area of 2,40,994.35 m² and total construction area of 5,92,938.00 m². Proposal has been considered by SEIAA in its 267th (Day-3) meeting held on 19th October, 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.
2. PP to obtain following NOCs as per amended planning:
a) Water supply; b) Sewer Connection; c) SWD remark/NOC; d) CFO NOC.
3. PP to submit certified six-monthly compliance report of earlier EC from Regional Office, MOEF&CC, Nagpur.
4. PP to submit audit report of existing STP & OWC.
5. PP to reduce discharge of treated sewage up to 35%. PP to submit agreement with RMC plant owners for utilization of excess treated water.
6. PP to submit tree survival report of transplanted trees as per earlier EC; PP to revise tree list including nos. of trees to be planted in Miyawaki plantation.
7. PP to relocate parking proposed above 1200 KLD STP.
8. PP to submit details of proposed basement ventilation system along with air purification system & include the cost of same EMP.
9. PP to include cost of dewatering, basement ventilation & mechanical ventilation in EMP; PP to adopt water conservation measures in operation phase by providing Low Flow Devices (LFD) as plumbing fixtures & accordingly, revise EMP of Operation phase.

B. SEIAA Conditions-

1. PP has provided mandatory RG area of 9431.18 m² on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. 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.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. 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.
5. SEIAA after deliberation decided to grant EC for-FSI- 4,44,494 m², Non FSI- 2,67,543.88 m², total BUA- 7,12,037.88 m². (Plan approval No- TMC/TDD-29/3510 dated-12.10.2023) (FSI Restricted as per appraisal and non-FSI as per approval)

General Conditions:

a) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.

- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XIX. Regular supervision of the above and other measures for monitoring should be in place

all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in

- XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

- I. PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.
 - II. If applicable "Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
 - III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
 - IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
 - V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
 - VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
 - VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP

Act.

5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.

6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.

8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.

9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.



Pravin Darade
(Member Secretary, SEIAA)

Copy to:

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