



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

To,

The Vice President
GIGAPLEX ESTATE PVT LTD
Raheja Tower, Plot No. C-30, G Block, Bandra Kurla Complex, Bandra
East, Mumbai -400051

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/78289/2022 dated 27 Jul 2022. The particulars of the environmental
clearance granted to the project are as below.

- | | |
|---|--|
| 1. EC Identification No. | EC23B039MH142898 |
| 2. File No. | SIA/MH/MIS/78289/2022 |
| 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 of
Commercial i.e. IT/ITES, Data Centre &
DG Buildings, GIS, Miscellaneous
structures and Residential Buildings
project "GIGAPLEX - IT PARK" at plot No.
IT - 5 at Airoli Knowledge Park, MIDC,
Village Dighe, Navi Mumbai, Dist. Thane,
Maharashtra by M/s. Gigaplex Estate Pvt.
Ltd. |
| 7. Name of Company/Organization | GIGAPLEX ESTATE PVT LTD |
| 8. Location of Project | Maharashtra |
| 9. TOR Date | 15 Jun 2022 |

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

Date: 26/05/2023

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

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

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/78289/2022
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Gigaplex Estate Pvt. Ltd.,
Plot No. IT – 5 at Airoli Knowledge Park,
MIDC, Village Dighe, Navi Mumbai, Dist. Thane

Subject : Environmental Clearance for proposed amendment and expansion in EC for Commercial i.e. IT/ITES, Data Centre & DG Buildings, GIS, Miscellaneous structures and Residential Buildings project “GIGAPLEX - IT PARK” at plot No. IT – 5 at Airoli Knowledge Park, MIDC, Village Dighe, Navi Mumbai, Dist. Thane by M/s. Gigaplex Estate Pvt. Ltd.

Reference : Application no. SIA/MH/MIS/78289/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 185th meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 259th (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

Sr. No.	Description	Details	
1	Proposal Number	SIA/MH/MIS/78289/2022	
2	Name of Project	Amendment/Expansion in EC for commercial (IT/ITES, Data Centre), DG buildings with GIS and residential buildings project “Gigaplex - It Park” on Plot No. IT – 5 at Airoli Knowledge Park, MIDC, Village Dighe, Tal: - Navi Mumbai, Dis: Thane, Maharashtra by M/s Gigaplex Estate Pvt. Ltd.	
3	Project category	8 (b) category	
4	Type of Institution	Private	
5	Project Proponent	Name	Shri. Nikhil Mehta
		Regd. Office address	Raheja Tower, Plot No. C-30, ‘G’ Block, Next to Bank of Baroda, Bandra Kurla Complex, Bandra (East), Mumbai – 400051.
		Contact number	022 265646000

Sr. No.	Description	Details					
		E-mail		nmehta@kraheja.com			
6	Consultant	Mahabal Enviro Engineers Pvt. Ltd. Accredited by NABET vide No. QCI/NABET/EIA/ACO/17/00427					
7	Applied for	Amendment/Expansion in EC					
8	Location of the project	Plot No. IT – 5 at Airoli Knowledge Park, MIDC, Village Dighe, Tal: - Navi Mumbai, Dis: - Thane, Maharashtra					
9	Latitude and Longitude	Latitude: 19°10'28.33"N Longitude: 72°59'34.04"E					
10	Plot Area (sq.m.)	2,02,300					
11	Deductions (sq.m.)	Nil					
12	Net Plot area (sq.m.)	2,02,300					
13	Ground coverage (m ²) & %	Ground coverage (m ²): 85,662.93 m ² and Ground coverage (%): 42%					
14	FSI Area (sq.m.)	4,85,863.11					
15	Non-FSI (sq.m.)	3,93,028.88					
16	Proposed built-up area (FSI + Non FSI) (sq.m.)	8,78,891.99					
17	TBUA (m ²) approved by Planning Authority till date	TBUA (FSI + Non-FSI) approved: 6,31,265.30 m ² (Plan approved by MIDC vide letter No. EE/SPA/IT-5/D39460/of 2021 dated 13.08.2021)					
18	Earlier EC details with Total Construction area, if any.	The project has received prior Environmental clearance vide letter No. SEAC-2010/CR-422/TC.2 dtd. 24.11.2010, vide No. SEAC-2010/CR.422/TC.2 dtd. 29.09.2014 and subsequent amendment and Expansion in EC dtd. 18.07.2016, 31.05.2018, 25.02.2020 and the recent EC vide letter No. SIA/MH/MIS/62029/2021 dtd. 13.09.2021 for the plot area 2,02,300.00 m ² having FSI 4,85,758.86 m ² & the Total Construction area 8,77,564.69 m ² .					
19	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)	As per earlier ECs, we have started construction on site. As per above ECs, till date we have constructed 6,08,434.16 m ² on site (FSI: 3,53,601.42 m ²).					
20	Previous EC / Existing Building			Proposed Configuration			Reason for Modification / Change
	Bldg. Name	Config.	Height (m)	Bldg. Name	Config.	Height (m)	
	Bldg. 1	B+S+7 upper + 8th (pt)	38.10	Bldg. 1	B+S+7 upper + 8th (pt)	38.10	Occupied

Sr. No.	Description			Details			
	Bldg. 2	B+S+2P + 10 upper + 11 th (pt) + 12 th (pt) upper floor	63.00	Bldg. 2	B+S+2P + 10 upper + 11 th (pt) + 12 th (pt) upper floor	63.00	Occupied
	Bldg. 3	B+S+2P + 10 upper + 11 (pt) + 12 (pt) upper floor	63.00	Bldg. 3	B+S+2P + 10 upper + 11 (pt) + 12 (pt) upper floor	63.00	Occupied
	Bldg. 4	B+ Stilt+ 2P +12 upper +13th (pt) Floor + 14th (pt) Floor	71.40	Bldg. 4	B+ Stilt+ 2P +12 upper +13th (pt) Floor + 14th (pt) Floor	71.40	Occupied
	Bldg. 5	B+S+7 office floors+ 8th (pt) floor	38.10	Bldg. 5	B+S+7 office floors+ 8th (pt) floor	38.10	Occupied (Extension to entrance lobby – proposed)
	Bldg. 6	B+S+8 office floors	38.10	Bldg. 6	B+S+8 office floors	38.10	Occupied
	Bldg. 7	B+S+4P+15 Office floor+ 16th (pt) floor	84.00	Bldg. 7	B+S+4P+15 Office floor+ 16th (pt) floor	84.00	No change
	Bldg. 9	B + Stilt + 4P + 5th to 18th + 19th (pt) floor	84.00	Bldg. 9	B + Stilt + 4P + 5th to 18th + 19th (pt) floor	84.00	No change
	B9A	Stilt + 2 upper floors	19.85	B9A	Stilt + 2 upper floors	19.85	No change
	B8 (DC2)	G + 6 upper floors	23.70	B8 (DC2)	G + 6 upper floors	23.70	No change
	B10 (DC1)	G + 6 upper floors	45.00	B10 (DC1)	G + 6 upper floors	45.00	No change
	DG Bldg. 1	B + G + 4 Upper floors	31.50	DG Bldg. 1	B + G + 4 Upper floors	31.50	No change
	DG Bldg. 2	B + G + 4 Upper floors	31.50	DG Bldg. 2	B + G + 5 Upper floors	38.70	Addition of 1 floor, no change in footprint

Sr. No.	Description			Details			
	Bldg. 12,13,14,15	B+S+2P+36 th upper floors	120.60	Bldg. 12,13,14,15	B+S+2P+36 th upper floors	120.60	No change
	2 GIS Bldgs. (Gas Insulated Substation)	G +2 upper floors	12.60/15.50	2 GIS Bldgs. (Gas Insulated Substation)	G +2 upper floors	12.60/15.50	No change
	Security Cabins	G	-	Security Cabins	G	-	No change
	Glass box	G	-	Glass box	G	-	No change
	Kiosks (in RG2 & RG3)	G	-	Kiosks (in RG2 & RG3)	G	-	No change
	PLC rooms for HSD tanks	G	-	PLC rooms for HSD tanks	G	-	No change
	STP & OWC	G	-	STP & OWC	G	-	No change
	DG Building for B9A	G+1	16.2	DG Building for B9A	G+2	23.70	Addition of 1 floor, no change in footprint
	Connecting Bridge	G	-	Connecting Bridge	G	-	No change
21	No. of Tenements & Shops			Commercial (IT): 3,92,579.93 m ² , Residential Flats: 627 Nos. & Data Centre: 48,101.9 m ²			
22	Total Population			55,077 Nos.			
23	Total Water Requirements CMD			2,750 KLD			
24	Under Ground Tank (UGT) location			Basement			
25	Source of water			MIDC			
26	STP Capacity & Technology			12 STP's of total 2,950 KLD capacity with MBBR technology			
27	STP Location			Basement			
28	Sewage Generation CMD & % of sewage discharge in sewer line			Sewage generation: 2,497 KLD Disposal in Municipal sewer: 0% (Zero Discharge project)			
29	Solid Waste Management during Construction Phase			Type	Quantity (Kg/d)	Treatment/ disposal	
				Dry waste	40	Local body	

Sr. No.	Description	Details		
		Wet waste	60	Local body
		Construction waste (m ³)	9,800	Construction 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	7,930	Handed over to Local Body
		Wet waste	6,585	12 Mechanical composting machines of total 7,200 kg/day
		E-Waste (Ton/years)	5.0	Authorized vendors
		STP Sludge (dry)	25.0	STP sludge will be composted
31	R.G. Area in sq.m.	RG required – 20,230 m²		
		RG provided on Mother earth – 20,344.10 m²		
		RG provided on ground: -20,344.10 m ² RG provided on Podium: -Nil		
		Total – 20,344.10 m²		
		Existing trees on plot: 17 Nos.		
		Number of trees to be planted: 1,527 Nos.		
		a) In RG area: 1,527 Nos. b) In Miyawaki Plantation (with area); Nil		
		Number of trees to be cut: Nil		
		Number of trees to be transplanted: Nil		
		Number of trees to be Retained: 17 Nos. + Trees planted till date: 496 Nos.		
32	Power requirement	During Operation Phase:		
		Details:	MSEDCL	
		Connected load (kW)	Residential – 5.1 MW & Commercial – 152.02 MW	
		Demand load (kW)	Residential – 2.3 MW / 2.8 MVA & Commercial – 122.55 MW	
33	Energy Efficiency	Total Energy saving (Excluding process data centre load): 32.5%		
		Total Energy saving (Including process data centre		

Sr. No.	Description	Details
		load): 8.71% Energy saving through Renewable component (Excluding process/data centre load): 5 % (Solar PV panels: 165 nos. & Solar PV panels: 1,150 kW)
34	D.G. set capacity	Residential – 2 X750 kVA (1500 kVA) Commercial – 3 Nos X 1500 kVA, 4 Nos. X 1700 kVA, 10 Nos. X 2000 kVA, 8 Nos. X 1010 kVA, 85 Nos. X 2250 kVA 1 Nos. X 750 kVA 2 Nos. X 99 kVA (Total no of DG's = 115 DG's of 2,31,578 kVA)
35	No. of 4-W & 2-W Parking with 25% EV	4W: 7,174 & 2W: 645 Nos. (EV charging points: 25%)
36	No. & capacity of Rain water harvesting tanks /Pits	15.RWH tanks with 2,200 KL total capacity
37	Project Cost in (Cr.)	Cost of the project: Rs. 2,468 Crs (Including expansion cost wrt earlier EC of Rs. 1 Crs.)
38	EMP Cost	Capital Cost: 1,762 Lakh, O&M: 307.1 Lakh/yr
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 major particulars of project as compared to earlier EC are as mentioned below:

Sr. No.	Details	Earlier EC vide No. SIA/MH/MIS/62029/2021 dtd. 13.09.2021	Proposed Amendment & Expansion in EC	Remarks
1	Plot area	2,02,300 m ²	2,02,300 m ²	No change
2	Total Built-up Area	FSI: 4,85,758.86 m ² Non-FSI area: 3,91,805.83 m ² Total BUA: 8,77,564.69 m ²	FSI: 4,85,863.11 m ² Non-FSI area: 3,93,028.88 m ² Total BUA: 8,78,891.99 m ²	Minor change in FSI (104.25 m ²) due to extension to entrance lobby in existing bldg. 5, Minor increase in Non-FSI area (1,223.05 m ²) and BUA (1,327.30 m ²) due to addition of 1 floor in DG Bldgs.

Sr. No.	Details	Earlier EC vide No. SIA/MH/MIS/62029/2021 dtd. 13.09.2021	Proposed Amendment & Expansion in EC	Remarks
3	Bldg. confg.	Bldg. 1: B+S+7 upper + 8 th (pt)	Bldg. 1: B+S+7 upper + 8 th (pt)	Occupied
		Bldg. 2: B+S+2P + 10 upper + 11th (pt) + 12th (pt) upper floor	Bldg. 2: B+S+2P + 10 upper + 11th (pt) + 12th (pt) upper floor	Occupied
		Bldg 3: B+S+2P + 10 upper + 11 (pt) + 12 (pt) upper floor	Bldg 3: B+S+2P + 10 upper + 11 (pt) + 12 (pt) upper floor	Occupied
		Bldg 4: B+ Stilt+ 2P+12 upper +13th (pt) Floor + 14th (pt) Floor	Bldg 4: B+ Stilt+ 2P +12 upper +13 th (pt) Floor + 14th (pt) Floor	Occupied
		Bldg 5: B+S+7 office floors+ 8th (pt) floor	Bldg 5: B+S+7 office floors+ 8th (pt) floor	Occupied (Extension to entrance lobby – proposed)
		Bldg 6: B+S+8 office floors	Bldg 6: B+S+8 office floors	Occupied
		Bldg. 7: B+S+4P+15 Office floor+ 16th (pt) floor	Bldg. 7: B+S+4P+15 Office floor+ 16th (pt) floor	No change, No work started
		Bldg. 9: B + Stilt + 4P + 5th to 18th + 19th (pt) floor	Bldg. 9: B + Stilt + 4P + 5th to 18th + 19th (pt) floor	No change, completed
		B9A: Stilt + 2 upper floors	B9A: Stilt + 2 upper floors	No change, No work started
		B8 (DC2): G + 6 upper floors	B8 (DC2): G + 6 upper floors	No change, No work started
		B10 (DC1): G + 6 upper floors	B10 (DC1): G + 6 upper floors	No change, work in progress
		DG Bldg. 1: B + G + 4 Upper floors	DG Bldg. 1: B + G + 4 Upper floors	No change, work in progress
		DG Bldg. 2: B + G + 4 Upper floors	DG Bldg. 2: B + G + 5 Upper floors	Addition of 1 floor, no change in footprint, No work started
		Bldg. 12,13,14,15: B+S+2P+36th upper floors	Bldg. 12,13,14,15: B+S+2P+36th upper floors	No change, No work started
2 GIS Bldgs. (Gas Insulated Substation):	2 GIS Bldgs. (Gas Insulated Substation):	No change		

Sr. No.	Details	Earlier EC vide No. SIA/MH/MIS/62029/2021 dtd. 13.09.2021	Proposed Amendment & Expansion in EC	Remarks		
		G +2 upper floors	G +2 upper floors			
		Miscellaneous structures				
		Security Cabins	G	Security Cabins	G	No change, work in progress
		Glass box	G	Glass box	G	No change, work in progress
		Kiosks (in RG2 & RG3)	G	Kiosks (in RG2 & RG3)	G	No change, no work started
		PLC rooms for HSD tanks	G	PLC rooms for HSD tanks	G	No change, no work started
		STP & OWC	G	STP & OWC	G	No change, no work started
		DG Building for B9A	G+1	DG Building for B9A	G+2	Addition of 1 floor, no change in footprint, No work started
		Connecting Bridge	G	Connecting Bridge	G	No change
4	Area and Nos. of Flats	Commercial (IT): 3,92,579.93 m ² Residential Flats: 627 Nos. Data Centre: 48,101.9 m ²	Commercial (IT): 3,92,579.93 m ² Residential Flats: 627 Nos. Data Centre: 48,101.9 m ²	No change		
5	Population	55,077 Nos.	55,077 Nos.	No change		
6	Water Requirement	2,750 KLD	2,750 KLD	No change		
7	Waste Water Generation	2,497 KLD	2,497 KLD	No change		
8	STP Capacity	2,950 KLD	2,950 KLD	No change		
9	RWH tank details	15 RWH tanks of total 2,200 KL	15 RWH tanks of total 2,200 KL	No change		
10	Solid Waste generation	Total: 14,515 kg/day Biodegradable: 6,585 kg/day Non-Biodegradable: 7,930	Total: 14,515 kg/day Biodegradable: 6,585 kg/day Non-Biodegradable:	No change		

Sr. No.	Details	Earlier EC vide No. SIA/MH/MIS/62029/2021 dtd. 13.09.2021	Proposed Amendment & Expansion in EC	Remarks
		kg/day	7,930 kg/day	
11	Energy requirement	Connected- Residential – 5.1 MW Commercial – 142.71 MW Demand- Residential – 2.3 MW / 2.8 MVA Commercial – 125.59 MW	Connected- Residential – 5.1 MW Commercial – 152.026 MW Demand- Residential – 2.3 MW / 2.8 MVA Commercial – 122.554 MW	Minor changes
12	DG set requirements	Residential – 2 X750 kVA (1,500 KVA) Commercial - 3 Nos X 1500 kVA, 4 Nos. X 1700 kVA, 10 Nos. X 2000 kVA, 8 Nos. X 1010 kVA, 75 Nos. X 2250 kVA (Total DG capacity: 2,08,130 KVA)	Residential – 2 X750 kVA (1500 kVA) Commercial – 3 Nos X 1500 kVA, 4 Nos. X 1700 kVA, 10 Nos. X 2000 kVA, 8 Nos. X 1010 kVA, 85 Nos. X 2250 kVA 1 Nos. X 750 kVA 2 Nos. X 99 kVA (Total no of DG's: 2,31,578 KVA)	Increased
13	Traffic Management	2-wheeler: 645 Nos. 4-wheeler: 7174 Nos.	2-wheeler: 645 Nos. 4-wheeler: 7174 Nos.	No change
14	RG area	RG Req: 20,230.00 m ² RG Provided: 20,344.10 m ²	RG Req: 20,230.00 m ² RG Provided: 20,344.10 m ²	No change
15	Project cost (Rs.)	Rs. 2,467 Cr	Rs. 2,468 Cr	Minor Increase (i.e. increased by Rs. 1 Cr)

3. The proposal has been considered by SEIAA in its 259th (Day-2) meeting 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 updated NOCs & remarks as per amended plan:
 - a) Water supply; b) Sewer connection; c) SWD NOC; d) CFO NOC;
3. PP to submit Architect certificate mentioning building wise, floor wise (FSI & Non FSI area) construction done on site as per ECs received to the project.

B. SEIAA Conditions-

1. This EC is restricted for building no 7 up to 16.80 m height as per CFO NOC. Further, EC is excluding the building no 9A, 9 A (DG), 12, 13, 14 and 15 as PP has not received the CFO NOC for 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- 381807.83 m², Non FSI- 284796.37m², Total BUA- 666604.20m². (Plan approval No-, EE/SPA/I.T.5/IFMS /D69658/of22 dated 10.11.2022) (Restricted 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.

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