



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

To,

The Vice President

NEWFOUND PROPERTIES AND LEASING PVT LTD

Plot No.30, Block 'G', Opposite SIDBI, Bandra Kurla Complex, Bandra (E),  
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/INFRA2/410004/2022 dated 26 Jan 2023. The particulars of the environmental clearance granted to the project are as below.

- |  |   |
|--|---|
| 1. EC Identification No.                   | <b>EC23B039MH122447</b>   |
| 2. File No.                                | SIA/MH/INFRA2/410004/2022   |
| 3. Project Type                            | Expansion   |
| 4. Category                                | B   |
| 5. Project/Activity including Schedule No. | 8(b) Townships and Area Development projects.   |
| 6. Name of Project                         | Proposed Expansion for Development of Integrated Information Technology Township (IITT) comprising of IT bldgs., Data Centre, Residential bldgs, GIS , Food Court, Retail ,FOB and other miscellaneous structure at Plot no. Gen 2/1/D, Gen 2/1/E, Gen 2/1/F in TTC, Industrial Area, MIDC, Jui Nagar, Navi Mumbai by M/s Newfound Properties and Leasing Pvt Ltd |
| 7. Name of Company/Organization            | NEWFOUND PROPERTIES AND LEASING PVT LTD   |
| 8. Location of Project                     | MAHARASHTRA   |
| 9. TOR Date                                | N/A   |

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

Date: 18/05/2023

(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.*

*This is a computer generated cover page.*

**PARIVESH**

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



**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY**

No. SIA/MH/INFRA2/410004/2022  
Environment & Climate  
Change Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.

To  
M/s. Newfound Properties and Leasing Pvt. Ltd.,  
Plot no. Gen 2/1/D, Gen 2/1/E, Gen 2/1/F in TTC,  
Industrial Area, MIDC, Jui Nagar, Navi Mumbai.

**Subject** : Environment Clearance for proposed expansion for Development of Integrated Information Technology Township (IITT) comprising of IT bldgs., Data Centre, Residential bldgs, GIS, Food Court, Retail, FOB and other miscellaneous structure at Plot no. Gen 2/1/D, Gen 2/1/E, Gen 2/1/F in TTC, Industrial Area, MIDC, Jui Nagar, Navi Mumbai by M/s. Newfound Properties and Leasing Pvt. Ltd.

**Reference** : Application no. SIA/MH/INFRA2/410004/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 195<sup>th</sup> meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 258<sup>th</sup> (Day-1) 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/INFRA2/410004/2022	
2	Name of Project	Proposed Expansion for Development of Integrated Information Technology Township (IITT) comprising of IT bldgs., Data Centre, Residential bldgs, GIS, Food Court, Retail, FOB and other miscellaneous structure at Plot no. Gen 2/1/D, Gen 2/1/E, Gen 2/1/F in TTC, Industrial Area, MIDC, Jui Nagar, Navi Mumbai by M/s Newfound Properties and Leasing Pvt Ltd.	
3	Project category	Item 8(b) Category B1	
4	Type of Institution	Private	
5	Project Proponent	Name	Mr. Nikhil Rameshchandra Mehta
		Regd. Office address	Plot No. C-30, Block 'G', Opp. SIDBI, Bandra Kurla Complex, Bandra (E),

			Mumbai.
		Contact number	9820880152
		e-mail	rborkar@kraheja.com
6	Consultant	Enviro Analysts & Engineers Pvt. Ltd., NABET/EIA/2023/RA 0206, Validity: 13.05.2023	
7	Applied for	Expansion, Brownfield	
8	Location of the project	Village: Juinagar, Tehsil : -, District: Navi Mumbai, State : Maharashtra	
9	Latitude and Longitude	A-Lat- 19° 3'1.99"N, Long- 73° 1'18.90"E B-Lat- 19° 3'5.31"N, Long- 73° 1'38.67"E C-Lat- 19° 3'0.64"N, Long- 73° 1'56.11"E D-Lat- 19° 3'10.91"N, Long- 73° 1'44.94"E	
10	Plot Area (sq.m.)	2,37,860.23 sqm	
11	Deductions (sq.m.)	(699.25+ 14569.00 +9923.76) =25,192.01 sqm	
12	Net Plot area (sq.m.)	2,12,668.22 sqm	
13	Ground coverage (m <sup>2</sup> ) & %	51,281.68 sqm (24%)	
14	FSI Area (sq.m.)	3,62,992.20 sqm	
15	Non-FSI (sq.m.)	3,09,033.35 sqm	
16	Proposed built-up area (FSI + Non FSI) (sq.m.)	6,72,025.55 sqm	
17	TBUA (m <sup>2</sup> ) approved by Planning Authority till date	Approval dated 17.03.2022 for proposed bldg. No 5A u/n MIDC/IFMS/THANE2/E&MD/EETthane2/2022/A9-40033	
18	Earlier EC details with Total Construction area, if any.	Environmental Clearance received vide letter no. SIA/MH/MIS/165940/2020 dated 10.05.2021 for Total construction area 6,70,014.65 sqm	
19	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)	FSI : 65,123.96 sqm , NON-FSI- 43,851.76 sqm, Total Construction Area : 1,08,975.72 sqm	
20	Previous EC / Existing Building	Proposed Configuration	Reason for Modification / Change
	Building Name	Configuration	Height (m)
	B1 (IT building)	Stilt + 3 Parking + 8 Office Flrs. + Part 9 <sup>th</sup>	57.70 m

	B2 (IT building)	Part Stilt + 4 Office Flrs.+ Part 5 <sup>th</sup>	28.30	B2- (IT building)	Part Stilt + 4 Office Flrs. + Part 5 <sup>th</sup>	28.30	OC received. Remains same
	B3 (IT building)	Stilt + 3 Parking + 8 Office Flrs.+ Part 9 <sup>th</sup>	57.70	B3- (IT building)	Stilt + 3 Parking + 8 Office Flrs. + Part 9 <sup>th</sup>	57.70	OC received. Remains same
	B4 (IT building)	Stilt+7 Parking+14 Office	100.60	B4- (IT building)	Stilt+7 Parking+14 Office	100.60	No change
	B5-a & b(Data Center 1 & 2)	Ground + 6 + terrace + upper terrace (with mezzanine at 1st - 6th levels)	73.20	B5 - a & b (Data Center 1 & 2)	Ground + 8 (with mezzanine at 1st to 6th level)	73.20	No change in the foot print. Only addition of catwalk which will be suspended from the ceiling for maintenance. Change in nomenclature of the building configuration
	B6-Food court Block	G+1 floors + 2 floor (pt) + Part basement for services	14.80	B6- Food court Block	G+1 floors + 2 floor (pt) + Part basement for services	14.80	No change
	B7-Glass Box	Ground floor	4.60	B7-Glass box	Ground floor	4.60	No change
	B8 (IT building)	Stilt+7 Parking+14 Office floors	100.60	B8- (IT building)	Stilt + 7 Parking + 14 office floors	100.60	No change
	B9-Residential Club	G+1 floor	9.45	B9-Residential Club	G+1 floor	9.45	No change
	B10-Residential Tower - T2	Parking 3 + Parking 4 + Parking 5 + E-deck + 23 Floors +	85.05	B10-Residential Tower - T2	Parking 3 + Parking 4 + Parking 5 + E-deck + 23 Floors +	85.05	No change

		(Part basement for services)			(Part basement for services)		
	B11- Residential Tower – T11	Parking 4 + Parking 5 + E-deck + 23 Floors + (Part basement for services)	83.05	B11- Residential Tower – T11	Parking 4 + Parking 5 + E-deck + 23 Floors + (Part basement for services)	83.05	No change
	B12- Residential Tower - T1	Parking 4 + Parking 5 + E-deck + 33 Floors + (Part basement for services)	117.35	B12- Residential Tower - T1	Parking 4 + Parking 5 + E-deck + 33 Floors + (Part basement for services)	117.35	No change
	B13- Residential Tower - T3	Parking 2 + Parking 3 + Parking 4 + Parking 5 + E-deck + 23 Floors + (Part basement for services)	85.05	B13- Residential Tower - T3	Parking 2 + Parking 3 + Parking 4 + Parking 5 + E-deck + 23 Floors + (Part basement for services)	85.05	No Change
	B14- Residential Tower – T10	Parking 2 + Parking 3 + Parking 4 + Parking 5 + E-deck + 33 Floors + (Part basement for services)	120.50	B14- Residential Tower – T10	Parking 2 + Parking 3 + Parking 4 + Parking 5 + E-deck + 33 Floors + (Part basement for services)	120.50	No change
	Retail-High Street	L1, L2, L3 + Theatre (72 shops) + (1000 seats Multiplex)	29.70	Retail- High Street	L1, L2, L3 + Theatre (72 shops + 1000 seats Multiplex)	29.70	NO change
	Visitor Managem	G+1 floor	9.00	Visitor Management	G+1 floor	9.00	NO change

	ent Centre			Centre			
	GIS Substation	G+2 floors	15.50	GIS Substation	G+2 floors	15.50	NO change
	Foot Over Bridge			Foot Over Bridge			NO change
21	No. of Tenements & Shops			Commercial –IT buildings, food court, High Street (72 shops) + Multiplex (1000 Seats) Residential- 888 Nos.			
22	Total Population			IT bldg (1,2,3,4,8,) -29212 nos , Data Centre (5a & 5b)- 70 nos, Retail-High Street – 1266 nos, Food Court – 1760 nos, Visitor Management Centre- 25 nos Residential + Clubhouse -4895 nos, <b>Total- 37228 nos</b>			
23	Total Water Requirements CMD			IT + food Court - 1462 KLD, Data Centre- 5 KLD, Resi- 610 KLD Retail +VMS – 30 KLD, Landscaping- 313 KLD, <b>Total- 2420 KLD</b>			
24	Under Ground Tank (UGT) location			Basement & Ground			
25	Source of water			MIDC			
26	STP Capacity & Technology			IT+ Food court - 1465 KLD (STP for B1, B2, B3 has been already constructed and operational), Data Centre- 5 KLD, Resi- 2 STP of total capacity - 626 KLD (228 KLD + 398 KLD), Retail +VMS – 30 KLD <b>Total- 2126 KLD</b> IT Bldg 1,2,3 and residential bldg -MBBR & IT bldg. 4 & 8, DC and Food court -MBR			
27	STP Location			Basement and Ground 40% open to sky			
28	Sewage Generation CMD & % of sewage discharge in sewer line			IT + food Court - 1379 KLD, Data Centre- 5 KLD, Resi- 569 KLD, Retail + VMS – 28 KLD <b>Total- 1981 KLD Sewage Generation ZLD achieved</b>			
29	Solid Waste Management during Construction Phase			type	Quantity (Kg/d)	Treatment / disposal	
				Dry waste	245 kg/day	Will be handed over to a recycler	
				Wet waste	105 kg/day	Handed over to municipal waste collector	

		Constructi on waste	Excavation material	Appr ox 90000 cum	Maximum quantity will be used for internal roads and backfilling plinth levelling etc and rest of the excess quantity Will be transported in covered vehicle to the designated site permitted in Debris NOC following the debris management plan and C and D rules 2016.
			Cement Bags	20000 0 Bags	RMC plant will be used for major construction activity. Rest of the Empty bags to be handed over to recycler.
			Paint container (@20L)	8000 cans	To be handed over to recycler.
			Paint Container(@20L )	9000 cans	To be handed over to recycler.
			Scrap metal generated	40 tons	100 % to be sold for recycling.
			Broken Tiles	75000 sqm	Waste tiles to be used for skirting.

					Broken pieces to be used for china mosaic waterproofing of terraces
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)	Treatment / disposal	
		Dry waste	6675	Will be handed over to a recycler	
		Wet waste	3948	Composting by OWC- manure produced will be used at a site for landscaping.	
		E-Waste	IT- 28318 kg/annum Data Centre – 45000 kg/annum	Will be collected and sent to MIDC authorized recyclers.	
		STP Sludge (dry)	121 KLD	Dry sewage sludge will be used as manure for gardening.	
31	R.G. Area in sq.m.	RG required (20 %)- 42533.64 sqm RG Provided (20 %)- 42533.64 sqm RG provided on mother earth (14%)- 30050.90 sqm RG provided on Podium (6%)- 12482.74 sqm Existing trees on plot: 1262 nos. Number of trees to be planted: a) In RG area: 3655 nos. along the plot boundary b) In Miyawaki Plantation (with area); 8520 nos in 2130 sqm Number of trees to be cut: 38 Nos. (dead trees) Number of trees to be transplanted: 215 Nos.			
32	Power requirement	During Operation Phase: IT bldg. + retail - Connected load – 28.83 MW Maximum demand- 17.42 MVA Data Centre- Connected load – 160 MW Maximum demand- 150 MVA Resi- Connected load – 6.71 MW Maximum demand- 3.98 MVA Total- Connected load – 195.54 MW Maximum demand- 171.40 MVA			
33	Energy Efficiency	IT bldgs. a) Total Energy saving (%):10% b) Solar energy (%):5% Resi bldg. a) Total Energy saving (%):18% b) Solar energy (%):5%			



34	D.G. set capacity	IT bldg. + retail - 2000 kVA: 16 Nos. 1250 kVA: 03Nos. 750 kVA: 01 Nos. Data Center 1 & 2 :- 72 Nos. X 2.4 MW & 2 x 0.6 MW Resi- 630 kVA: 3 Nos
35	No. of 4-W & 2-W Parking with 25% EV	4-W- 6385 No's 2-W- 548 No's
36	No. & capacity of Rain water harvesting tanks /Pits	IT bldg. + retail-806 cum Data centre- 14 recharge pits Resi-204 cum
37	Project Cost in (Cr.)	2377.54 Cr
38	EMP Cost	Capital Cost: 247.02 cr O & M Cost: 20.7 Cr/annum
39	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	It will be as per the OM dated 30th September 2020.
40	Details of Court Cases/litigations w.r.t the project and project location, if any.	NA

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

Sr.no	Particulars	EC received dated 10.05.2021	Details as per proposed expansion	Remarks
1	Total plot area	2,37,860.23 sqm	2,37,860.23 sqm	No change.
2	Deduction	(699.25+ 14569.00+9923.76) =25,192.01sqm	(699.25+ 14569.00+9923.76) =25,192.01sqm	No change.
3	Net Plot area	2,12,668.22 sqm	2,12,668.22 sqm	No change.
4	Project cost	Rs 2370.54 Cr	Rs 2377.54 Cr	Increase in project cost by 7 Cr
5	FSI	3,62,274.68 sqm	3,62,992.20 sqm	Increase in Total construction area due to addition of catwalk in Data center.
6	Non FSI	3,07,739.97 sqm	3,09,033.35 sqm	
7	Total construction	6,70,014.65 sqm	6,72,025.55 sqm	Rest all the buildings remains same

	area			
8	Ground Coverage	51,281.68 sqm 24%	51,281.68 sqm 24%	No change

Sr.n	bldg	EC received dated 10.05.2021		bldg	Details as per proposed expansion		Remarks
	B1 (IT building)	Stilt + 3 Parking + 8 Office Flrs. + Part 9th	57.70	B1- (IT building)	Stilt + 3 Parking + 8 Office Flrs. + Part 9th	57.70	OC received. Remains same
	B2 (IT building)	Part Stilt + 4 Office Flrs. + Part 5th	28.30	B2- (IT building)	Part Stilt + 4 Office Flrs. + Part 5th	28.30	OC received. Remains same
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	B11-Residential Tower - T11	Parking 4 + Parking 5 + E-deck + 23 Floors + (Part basement for services)	83.05	B11-Residential Tower - T11	Parking 4 + Parking 5 + E-deck + 23 Floors + (Part basement for services)	83.05	No change
	B12-Residential Tower - T1	Parking 4 + Parking 5 + E-deck + 33 Floors + (Part basement for services)	117.35	B12-Residential Tower - T1	Parking 4 + Parking 5 + E-deck + 33 Floors + (Part basement for services)	117.35	No change
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	B14-Residential Tower - T10	Parking 2 + Parking 3 + Parking 4 + Parking 5 + E-deck + 33 Floors + (Part basement for services)	120.50	B14-Residential Tower - T10	Parking 2 + Parking 3 + Parking 4 + Parking 5 + E-deck + 33 Floors + (Part basement for services)	120.50	No change
	Retail- High Street	L1, L2, L3 + Theatre (72 shops) + (1000 seats Multiplex)	29.70	Retail- High Street	L1, L2, L3 + Theatre (72 shops + 1000 seats Multiplex)	29.70	NO change

	Visitor Management Centre	G+1 floor	9.00	Visitor Management Centre	G+1 floor	9.00	NO change
	GIS Substation	G+2 floors	15.50	GIS Substation	G+2 floors	15.50	NO change
	Foot Over Bridge			Foot Over Bridge			NO change
Number of tenants and shops	Commercial –IT buildings, food court, High Street (72 shops) + Multiplex (1000 Seats) Residential- 888 nos.			Commercial –IT buildings, food court, High Street (72 shops) + Multiplex (1000 Seats) Residential- 888 nos.			NO change
No of Expected user	IT bldg (1,2,3,4,8,) -29212 nos., Data Centre (5a & 5b)- 70 nos., Retail - High street – 1266 nos., Food Court – 1760 nos., Visitor Management Centre- 25 nos. Residential + Clubhouse -4895 nos, Total- 37228 nos.			IT bldg (1,2,3,4,8,) -29212 nos., Data Centre (5a & 5b)- 70 nos., Retail - High street – 1266 nos., Food Court – 1760 nos., Visitor Management Centre- 25 nos Residential + Clubhouse - 4895 nos, Total- 37228 nos.			NO change
Total water requirement	IT + food Court - 1462 KLD, Data Centre- 5 KLD, Resi- 610 KLD Retail +VMS – 30 KLD, Landscaping- 313 KLD, Total- 2420 KLD			IT + food Court - 1462 KLD, Data Centre- 5 KLD, Resi- 610 KLD Retail +VMS – 30 KLD, Landscaping- 313 KLD, Total- 2420 KLD			NO change
Sewage generation	IT + food Court - 1379 KLD, Data Centre- 5 KLD, Resi- 569 KLD, Retail + VMS – 28 KLD Total- 1981 KLD			IT + food Court - 1379 KLD, Data Centre- 5 KLD, Resi- 569 KLD, Retail + VMS – 28 KLD Total- 1981 KLD			NO change
STP capacity	IT+ Food court - 1465 KLD (STP for B1, B2, B3 has been already constructed and operational), Date Centre- 5 KLD, Resi- 2 STP of total capacity - 626 KLD (228 KLD + 398 KLD), Retail +VMS – 30 KLD Total- 2126 KLD			IT+ Food court - 1465 KLD (STP for B1, B2, B3 has been already constructed and operational), Date Centre- 5 KLD, Resi- 2 STP of total capacity - 626 KLD (228 KLD + 398 KLD), Retail +VMS – 30 KLD Total- 2126 KLD			NO change
STP technology	IT Bldg 1,2,3 and residential bldg -MBBR & IT bldg. 4 & 8, DC and Food court -MBR			IT Bldg 1,2,3 and residential bldg -MBBR & IT bldg. 4 & 8, DC and Food court -MBR			
Total solid waste	IT + food court - 7743 kg/day , Date Centre- 110 kg/day ,			IT + food court - 7743 kg/day ,			NO change

generation	Resi- 2447 Kg/Day, Retail – 317 Kg/Day VMS- 6 Kg/Day Total-10623 kg/day (10 TPD) Hazardous waste for Data Centre – Used oil or spent oil – 3000 kg/annum Waste and residue containing oil – 2000 kg/annum Contaminated cotton rags or other cleaning materials – 1000 kg/annum Total petroleum Hydrocarbons – 2000 kg/annum Empty containers – 1500 kg/annum E-waste – 45000 kg/annum battery waste – 4000 kg/annum E waste IT- 28318 kg/annum	Date Centre- 110 kg/day , Resi- 2447 Kg/Day, Retail – 317 Kg/Day VMS- 6 Kg/Day Total-10623 kg/day (10 TPD) Hazardous waste for Data Centre – Used oil or spent oil – 3000 kg/annum Waste and residue containing oil – 2000 kg/annum Contaminated cotton rags or other cleaning materials – 1000 kg/annum Total petroleum Hydrocarbons – 2000 kg/annum Empty containers – 1500 kg/annum E-waste – 45000 kg/annum battery waste – 4000 kg/annum E waste IT- 28318 kg/annum	
RG area	42533.64 sqm	42533.64 sqm	NO change
Electrical load	IT bldg. + retail - Connected load – 28.83 MW Maximum demand- 17.42 MVA Data Centre- Connected load – 160 MW Maximum demand- 150 MVA Resi- Connected load – 6.71 MW Maximum demand- 3.98 MVA Total- Connected load – 195.54 MW Maximum demand- 171.40 MVA	IT bldg. + retail - Connected load – 28.83 MW Maximum demand- 17.42 MVA Data Centre- Connected load – 160 MW Maximum demand- 150 MVA Resi- Connected load – 6.71 MW Maximum demand- 3.98 MVA Total- Connected load – 195.54 MW Maximum demand- 171.40 MVA	NO change
DG sets	IT bldg. + retail - 2000 kVA: 16 Nos. 1250 kVA: 03Nos. 750 kVA: 01 Nos. Data Center 1 & 2 :- 72 Nos. X 2.4 MW & 2 x 0.6 MW Resi- 630 kVA: 3 nos	IT bldg. + retail - 2000 kVA: 16 Nos. 1250 kVA: 03Nos. 750 kVA: 01 Nos. Data Center 1 & 2 :- 72 Nos. X 2.4 MW & 2 x 0.6 MW Resi- 630 kVA: 3 nos	NO change

GIS	2 X 150 MVA Power Transformers for DATA Center. 2 X 25 MVA Power Transformers for Commercial + Residential. 1 X 200 KVA for Substation Auxiliary as per MSEDCL norms	2 X 150 MVA Power Transformers for DATA Center. 2 X 25 MVA Power Transformers for Commercial + Residential. 1 X 200 KVA for Substation Auxiliary as per MSEDCL norms	NO change
Parking Statement	4W- 6382 No's	4W- 6385 No's	Change
	2W- 548 No's	2W- 548 No's	NO change

3. Proposal is an expansion of existing construction project. PP has obtained earlier Environment Clearance vide SIA/MH/MIS/165940/2020 dated 10.05.2021 which was restricted for total BUA of 2,25,708.38 Sq.Mtrs. Proposal has been considered by SEIAA in its 258<sup>th</sup> (Day-1) 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 thereunder as per the circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to obtain CFO NOC as per amended plan.
3. PP to obtain latest certified six-monthly compliance report of earlier EC from Regional Office, MOEF&CC, Nagpur.
4. PP to submit audit report of existing STPs & OWCs & also ensure that treated water parameter is as per NGT norms.
5. PP to obtain PESO license for storage of HSD.

**B. SEIAA Conditions-**

1. This EC is excluding the building no B12, B13 and B14 as PP has not obtained CFO NOC for the same.
2. EC is also restricted for Zone -2 ( Residential Tower T1-T11, with podium, club house, School Building and GIS Substation) up to 94.44 m only as per civil aviation NOC.
3. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
4. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
5. 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.

6. SEIAA after deliberation decided to grant EC for – FSI –126763.49 m<sup>2</sup>, Non FSI- 117535.75 m<sup>2</sup>, Total BUA-244299.24 m<sup>2</sup>. (Plan approval No.MIDC/IFMS/Thane-2/E&MD/EE Thane2/2022/A94033, dated-17.03.2022) (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](http://parivesh.nic.in)
  - XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
  - XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO<sub>2</sub>, NO<sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

**C) General EC Conditions:-**

- I. PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.
- II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
- III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
- IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
- V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
- VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to

assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.

- VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.

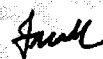
5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.

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

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

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

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



Pravin Darade  
(Member Secretary, SEIAA)

Copy to:

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

