सत्यमेव जयते

File No: SIA/MH/INFRA2/577517/2026

State Environment Impact Assessment Authority (SEIAA), Maharashtra

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

Dated **18/08/2026**

To,

Nikhil Mehta
NEWFOUND PROPERTIES AND LEASING PVT LTD
Plot No. C-30, Block 'G', Opp. SIDBI, Bandra Kurla Complex, Bandra (E), Mumbai. , MUMBAI SUBURBAN, MUMBAI SUBURBAN, MAHARASHTRA, Opposite SIDBI, 400051
krahejacorp@vsnl.com

Subject: Amendment in Environmental Clearance (EC) dated 02/05/2026 granted to the project under the provision of the EIA Notification 2006 and as amended thereof-regarding.

Sir/Madam,

This is in reference to your application submitted to SEIAA vide proposal number SIA/MH/INFRA2/577517/2026 dated 02/05/2026 for grant of an amendment in prior Environmental Clearance (EC) to the project under the provision of the EIA Notification 2006-and as amended thereof.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC26B3813MH5481542A
(ii) File No.	SIA/MH/INFRA2/577517/2026
(iii) Clearance Type	Amendment in EC
(iv) Category	B1
(v) Schedule No./ Project Activity	8(b) Townships/ Area Development Projects / Rehabilitation Centres
(vii) 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
(viii) Location of Project (District, State)	THANE, MAHARASHTRA
(ix) Issuing Authority	SEIAA
(x) EC Date	18/08/2026

(xi) Applicability of General Conditions NO

(xii) Status of implementation of the project

Plot/Survey Khasra Nos.: {%KML_KHASRA_NO%}

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A, B and C) were submitted to the SEIAA for an appraisal by the [Expert] Appraisal Committee SEIAA under the provision of EIA notification 2006 and its subsequent amendments.
4. The above-mentioned proposal has been considered by [Expert] Appraisal Committee ([EAC/SEAC]) in the meeting held on 13/08/2026. The minutes of the meeting and all the project documents are available on PARIVESH portal which can be accessed from the PARIVESH portal by scanning the QR Code above.
5. The brief about the reasons for an amendment requested along with comparison table illustrating the details of amendments are annexed to this letter as **Annexure (1)**.
6. The [EAC/SEAC], in its meeting held on 13/08/2026, based on information & clarifications provided by the project proponent and after detailed deliberations recommended the proposal for grant of amendment in Environment Clearance under the provision of EIA Notification, 2006 and as amended thereof.
7. The SEIAA has examined the proposal in accordance with the extant provisions of the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and based on the recommendations of the [Expert] Appraisal Committee hereby accords amendment in Environment Clearance dated 02/05/2026 for the instant proposal to M/s. NEWFOUND PROPERTIES AND LEASING PVT LTD under the provisions of EIA Notification, 2006 and as amended thereof subject to compliance of EC conditions, general instructions issued vide EC letter dated and EC identification number EC26B3813MH5481542A and following additional specific conditions as mentioned below:
8. This issues with the approval of the Competent Authority

Copy To

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

Annexure 1

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

1. Specific Condition

<table>
<tr><th>S. No</th><th>EC Conditions</th></tr>
<tr><td>1.1</td><td>
<table>
<tr><th>Sr. No.</th><th>Conditions</th></tr>
<tr><td>1.</td><td>PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area as per prevailing Hon’ble Supreme Court Order. PP to obtain all Mandatory NOCs from the Competent Authority required for the Proposed Project. The planning authority shall not grant an occupation certificate unless</td></tr>
</table>
</td></tr>
</table>

S. No	EC Conditions

	the PP obtain all NOCs.
2.	PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of requirement of EIA notification 2006, amended from time to time
3.	PP to obtain Revised NOCs like (i) Drainage Remarks
4.	PP to register themselves as Bulk Waste Generator under Solid Waste Management Rules, 2026 with the appropriate local authority.
5.	PP to complete compensatory tree plantation in lieu of tree cutting/transplantation as mentioned in the tree NOC before actual cutting/transplantation of trees.
6.	PP to explore possibility /mechanism to cool the air emitted from data centre and other IT buildings before emitting to the atmosphere.
7.	PP to provide on line air quality monitoring system along with provision of legible display board (Digital) of air quality status on 24x7 basis and include cost in EMP
8.	PP to ensure to achieve the standard parameters of the treated sewage as per order issued by the Hon'ble National Green tribunal on 30.04.2019. PP also to ensure that, the water proposed to be used for construction activities (within or outside premises) /public gardens/road medians etc. shall be strictly for non-potable purpose and after obtaining necessary permission from the competent authority.
9.	All guidelines issued by the local planning authority, MPCB/CPCB shall be followed to reduce /control air pollution due to proposed activity by way of providing adequate barricading, foggers, water sprinkling.
10.	PP to complete tree plantation within the site during construction phase.
11.	PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.

Annexure 2

Amendment Logs

Description	Reference	Existing	Proposed / Amendment	Reason
Restricted FSI area and non FSI area	SEIAA conditions, point no. 9	TCA-320403.94	TCA-373107.02	revised MIDC approvals

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/577517/2026
Environment & Climate Change Department
Room No. 217, 2nd 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/INFRA2/577517/2026

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 297th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 358th meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 13th August, 2026.

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

Sr. No.	Description	Details	
1	Proposal Number	**SIA/MH/INFRA2/577517/2026**	
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	M/s. Enviro Asts & Engineers Pvt. Ltd., NABET/EIA/24-	

		27/RA 0355 , Validity: 19.07.2027					
7	Applied for	Expansion					
8	Location of the project	Plot no. Gen 2/1/D, Gen 2/1/E, Gen 2/1/F in TTC, Industrial Area, MIDC, Jui Nagar, Navi Mumbai					
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)= 15268.25 sqm					
12	Net Plot area (sq.m.)	222591.98 sqm					
13	Ground coverage (m^2) & %	51,281.68 sqm (24%)					
14	FSI Area (sq.m.)	3,83,262.63 sqm					
15	Non-FSI (sq.m.)	3,09,287.30 sqm					
16	Proposed built-up area (FSI + Non FSI) (sq.m.)	6,92,549.93 sqm					
17	TBUA (m^2) approved by Planning Authority till date	Approval received dated 28.12.2023 EE/Dn.II/MHP/SPA/I/33651/of 2023 for FSI area of 177110.58 sqm					
18	Earlier EC details with Total Construction area, if any.	PP has received Environmental Clearance dated vide letter no. SIA/MH/INFRA2/495143/2025 dated 20.11.2025 for appraised Total construction area of 6,92,549.93 sqm for total 18 no's					
19	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)	163542.10 sqm is constructed on site					
20	**Previous EC / Existing Building**			**Proposed Configuration**			**Reason for Modification / Change**
	Building Name	**Configuration**	**Height (m)**	**Building Name**	**Configuration**	**Height (m)**	
	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
	B3- (IT building)	Stilt + 3 Parking + 8 Office Flrs. + Part 9th	57.70	B3- (IT building)	Stilt + 3 Parking + 8 Office Flrs. + Part 9th	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. Work not started
	B5 – a & b (Data Center 1 & 2)	Ground + 8 (with mezzanine at 1st to 6th level)	73.20	B5 – a & b (Data Center 1 & 2)	Ground + 8 (with mezzanine at 1st to 6th level)	73.20	B5 a - Work Completed as per EC B5 b – Work not started
	B6- Food court Block	G+1 floors + 2 floor (pt) + Part	14.80	B6- Food court Block	G+1 floors + 2 floor (pt) + Part	14.80	No change. Work not started

		basement for services			basement for services		
	B7-Glass box	Ground floor	4.60	B7-Glass box	Ground floor	4.60	Work Completed as per EC
	B8- (IT building)	Stilt + 7 Parking + 14 office floors	100.60	B8- (IT building)	Stilt + 7 Parking + 14 office floors	100.60	No change. Work not started
	B9-Residential Club	G+1 floors	10.35	B9-Residential Club	G+1 floors	10.35	No change
	B10-Residential Tower - T2	Parking 3 + Parking 4 + Parking 5 + E-deck + 26 Floors + (Part basement for services)	94.05	B10-Residential Tower - T2	Parking 3 + Parking 4 + Parking 5 + E-deck + 26 Floors + (Part basement for services)	94.05	No change
	B11-Residential Tower – T11	Parking 4 + Parking 5 + E-deck + 26 Floors + (Part basement for services)	92.20	B11-Residential Tower – T11	Parking 4 + Parking 5 + E-deck + 26 Floors + (Part basement for services)	92.20	No change
	B12-Residential Tower - T1	Parking 4 + Parking 5 + E-deck + 33 Floors + (Part basement for services)	113.90	B12-Residential Tower - T1	Parking 4 + Parking 5 + E-deck + 33 Floors + (Part basement for services)	113.90	No change
	B14-Residential Tower - T3	Parking 2 + Parking 3 + Parking 4 + Parking 5 + E-deck + 33 Floors + (Part basement for services)	115.40	B14-Residential Tower - T3	Parking 2 + Parking 3 + Parking 4 + Parking 5 + E-deck + 33 Floors + (Part basement for services)	115.40	No change
	B15-Residential Tower – T10	Parking 2 + Parking 3 + Parking 4 + Parking 5 + E-deck + 33 Floors + (Part basement for services)	117.05	B15-Residential Tower – T10	Parking 2 + Parking 3 + Parking 4 + Parking 5 + E-deck + 33 Floors + (Part basement for services)	117.05	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 floors	9.0	Visitor Management Centre	G+1 floors	9.0	No change
	GIS Substation	G+2 floors	15.40	GIS Substation	G+2 floors	15.40	No change. Work completed at site
	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- 1017 no's.**					
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 -6072 nos, **Total- 38405 nos**					
23	Total Water Requirements CMD	IT + food Court - 1462 KLD, Data Centre- 5 KLD Resi- 697 KLD Retail +VMS – 30 KLD, Landscaping- 361 KLD, **Total- 2555 KLD**					
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), Date Centre- 5 KLD, Resi- 2 STP of total capacity - 715 KLD (310 KLD + 405 KLD), Retail +VMS – 30 KLD **Total- 2215 KLD** 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- 4 KLD, Resi- 650 KLD, Retail + VMS – 28 KLD **Total- 2061 KLD, ZLD achieved**					
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			

		Construction waste	**Excavation material**	Approx 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	205000 Bags	RMC plant will be used for major construction activity. Rest of the Empty bags to be handed over to recycler.
			Paint container (@20L)	8500 cans	To be handed over to recycler.
			Scrap metal generated	45 tons	100 % to be sold for recycling.
			Broken Tiles	8000 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	6911	Will be handed over to a recycler	
		Wet waste	4302	Composting by OWC- manure produced will be used at a site for landscaping.	
		E-Waste	IT- 28318 kg/annum, Data Centre – 45000	Will be collected and sent to MIDC authorized recyclers.	

			kg/annum	
		STP Sludge (dry)	121 kg/day	Dry sewage sludge will be used as manure for gardening.
			Hazardous waste for Data Centre –Used oil or spent oil – 5000 kg/annum Waste and residue containing oil – 2000 kg/annum Contaminated cotton rags or other cleaning materials – 1000 kg/annum Empty containers – 1500 kg/annum ,battery waste – 4000 kg/annum	
31	R.G. Area in sq.m.	RG required (10 %)- 222591.98 sqm RG Provided (20 %)- 44609.89 sqm RG provided on mother earthe(14%)- 30102.79 RG provided on Podium& basement top (6%)- 14507.10 sqm		
		Existing trees on plot: 1227 nos.		
		Number of trees to be planted: a) In RG area: already planted 1224 nos b) In Miyawaki Plantation (with area); 3345 nos in 1115 sqm (5% of required rg) c)Offsite tree planation – 2428 nos		
		Number of trees to be cut: 3 Nos.		
		Number of trees to be transplanted: 8 Nos. Number of trees to be retained: 1224 nos Total trees on site after completion: 8+1224+3345=4577 nos Native species will be planted of 30 to 35 varieties		
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 – 7.40 MW Maximum demand- 3.34 MW Total- Connected load – 196.23 MW Maximum demand- 170.76 MVA 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 MSETCL norms		

<table>
<tr><td></td><td></td><td>HSD tanks -80 KL x 14 nos (1120 KL) only Data B5 a & b</td></tr>
<tr><td>33</td><td>Energy Efficiency</td><td>IT bldgs. a) Total Energy saving (%):10% b) Solar energy (%):5%
Resi bldg. a) Total Energy saving (%):21% b) Solar energy (%):5% (110 kw)</td></tr>
<tr><td>34</td><td>D.G. set capacity</td><td>IT bldg. + retail -
2000 kVA: 16 Nos.
1250 kVA: 03Nos.
750 kVA: 01 Nos.
Data Centre- Data Center 1 & 2 :- 72 Nos. X 2.4 MW & 2 x 0.6 MW Resi- 630 kVA: 3 nos</td></tr>
<tr><td>35</td><td>No. of 4-W & 2-W Parking with 25% EV</td><td>4W- 6533 No's 2W- 552 No's</td></tr>
<tr><td>36</td><td>No. & capacity of Rain water harvesting tanks /Pits</td><td>IT bldg. + retail-806 cum Data centre- 14 recharge pits

Resi-350 cum</td></tr>
<tr><td>37</td><td>Project Cost in (Cr.)</td><td>Rs 2502 Cr</td></tr>
<tr><td>38</td><td>EMP Cost</td><td>Construction phase-
<table>
<tr><th>Parameter</th><th>Description & Criteria</th><th>Capital Cost in lakhs</th><th>Recurring cost in Lakhs/year</th></tr>
<tr><td>Water for dust suppression</td><td>During the construction phase, water will be required for sprinkling for suppression of dust and for construction purpose. Dust suppression machines + suppressant</td><td>10
4 nos of DS machine</td><td>80</td></tr>
<tr><td>Sensors based AQMS</td><td></td><td>4</td><td>0.5</td></tr>
<tr><td>Shade net</td><td></td><td>35</td><td>0.5</td></tr>
<tr><td>Wind breakers for storage areas</td><td>Barrication for cement and goods storage areas</td><td>2.5</td><td>0.1</td></tr>
<tr><td>Tyre washing stations</td><td>Pit and grills for vehicles</td><td>2</td><td>1</td></tr>
<tr><td>CnD Waste chutes</td><td></td><td>4.5</td><td>0.1</td></tr>
<tr><td>Noise Monitoring</td><td>noise on daily basis.</td><td>1.2</td><td>0</td></tr>
<tr><td>Soil erosion control</td><td>Cleaning and maintaining the site.</td><td>0.2</td><td>0.1</td></tr>
</table></td></tr>
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Water Monitoring	Ambient air, drinking water, noise and soil testing on monthly basis.	0	1
6 monthly Environment compliance	Status report of every 6 month to MPCB, RO Nagpur	0	1
Site Sanitation	Toilet facility provided to the labors & Mobile STP	5	8
Gardening Set up	Landscape development during construction phase. Phase wise	2	0.5
Disinfection – Pest Control	Cleaning and maintaining the site.	1	0.5
First aid facilities	Maintaining the first aid box available at site.	1	0.1
Health Check Up	Six monthly health checkup and doctor visit as per requirement	0	1
Training and awareness	Monthly awareness program for firefighting and safety measures.	0	0.5
Site barricading for Air and noise pollution	10 m height of site barricading	35	0.2
Total		103.4	95.1

Operation phase-

Sr no	Method Adopted	Setting-up Cost (Rs Lakhs) for IT and retail	Setting-up Cost (Rs Lakhs) for Data Centre	Setting-up Cost (Rs Lakhs) for Residential
1	Rain water harvesting	48.00	4.50	38.00

2	SWM	42.50	3.00	30.00
3	STP + HVAC	320.00	28.00	240.00
4	Energy System including Solar PV on terrace , LED, VFD, Electrical charging points , High Reflective materials, CO2 sensors , highly efficient pumps & motors etc	3030.00	50.00	1280.00
5	Landscaping+ Miyawaki	400.00	20.50	320.00
6	LFD	40.00	2.00	80.00
7	Basement Dewatering	5	0	4
8	Total	3885.5	108.00	1992
9	DMP	18846		

Sr. no	**Method Adopted**	**Annual Maintenance and Operational Cost (Rs Lakhs) for IT and retail**	**Annual Maintenance and Operational Cost (Rs Lakhs) - Data Centre**	**Annual Maintenance and Operational Cost (Rs Lakhs) for Residential**
1	Rain water harvesting	5.00	0.05	1.20
2	SWM	12.00	0.05	12.00
3	STP + HVAC	180.00	2.50	28.00

		4	Energy System including Solar PV on terrace , LED, VFD, Electrical charging points , High Reflective materials, CO2 sensors , highly efficient pumps & motors etc.	151.5	2.5	62.25
		5	Landscaping+ Miyawaki	60.00	3.00	48.00
		6	LFD	0	0	0
		7	Basement dewatering	1.5	0	1.00
		8	**Total**	**410.00**	**8.10**	**15.45**
		9	DMP	1510		
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 as per earlier EC and proposed changes as submitted by PP is as below,

Sr.no	Particulars	EC received dated 20.11.2025	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) = 15268.25sqm	(699.25 + 14569.00) = 15268.25sqm	No change.

3	Net Plot area	222591.98sqm	222591.98sqm	No change.
4	Project cost	Rs 2502 Cr	Rs 2502 Cr	No change.
5	FSI	3,83,262.63 sqm Restricted- 1,77,110.53 sqm	3,83,262.63 sqm Release of FSI -2,13,503.58 sqm	Appraisal done as per full potential however EC was restricted as per MIDC approval. Now we are expecting the MIDC approval for additional FSI
6	Non FSI	3,09,287.30 sqm Restricted- 1,43,293.41 sqm	3,09,287.30 sqm Release of FSI -1,53,287.13 sqm	
7	Total construction area	6,92,549.93 sqm Restricted- 3,20,403.94 sqm	6,92,549.93 sqm Release of FSI -3,66,790.71 sqm	
8	Ground Coverage	51,281.68 sqm (24%)	51,281.68 sqm (24%)	No change.

Sr.no	**Particulars**	**EC received dated 20.11.2025**		**Details as per proposed expansion**			**Remarks**
9.	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
	B3- (IT building)	Stilt + 3 Parking + 8 Office Flrs. + Part 9th	57.70	B3- (IT building)	Stilt + 3 Parking + 8 Office Flrs. + Part 9th	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. Work not started
	B5 – a & b (Data Center 1 & 2)	Ground + 8 (with mezzanine at 1st to 6th level)	73.20	B5 – a & b (Data Center 1 & 2)	Ground + 8 (with mezzanine at 1st to 6th level)	73.20	B5 a - No change, Work Completed as per EC B5 b – Work not started

	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. Work not started
	B7-Glass box	Ground floor	4.60	B7-Glass box	Ground floor	4.60	No change. Work completed as per EC
	B8- (IT building)	Stilt + 7 Parking + 14 office floors	100.60	B8- (IT building)	Stilt + 7 Parking + 14 office floors	100.60	No change. Work not started
	B9-Residential Club	G+1 floors	10.35	B9- Residential Club	G+1 floors	10.35	No change. Work not started
	B10- Residential Tower - T2	Parking 3 + Parking 4 + Parking 5 + E-deck + 26 Floors + (Part basement for services)	94.05	B10- Residential Tower - T2	Parking 3 + Parking 4 + Parking 5 + E-deck + 26 Floors + (Part basement for services)	94.05	No change.
Sr.no	**Particulars**	**EC received dated 20.11.2025**		**Details as per proposed expansion**			**Remarks**
	B11- Residential Tower – T11	Parking 4 + Parking 5 + E-deck + 26 Floors + (Part basement for services)	**92.20**	B11- Residential Tower – T11	Parking 4 + Parking 5 + E-deck + 26 Floors + (Part basement for services)	**92.20**	No change.
	B12- Residential Tower - T1	Parking 4 + Parking 5 + E-deck + 33 Floors + (Part basement for services)	**113.90**	B12- Residential Tower - T1	Parking 4 + Parking 5 + E-deck + 33 Floors + (Part basement for services)	**113.90**	No change.
	B14- Residential Tower - T3	Parking 2 + Parking 3 + Parking 4 + Parking 5 + E-deck + 33 Floors + (Part basement for services)	**115.40**	B14- Residential Tower - T3	Parking 2 + Parking 3 + Parking 4 + Parking 5 + E-deck + 33 Floors + (Part basement for	**115.40**	No change.

					services)		
	B15- Residential Tower – T10	Parking 2 + Parking 3 + Parking 4 + Parking 5 + E-deck + 33 Floors + (Part basement for services)	**117.05**	B15- Residential Tower – T10	Parking 2 + Parking 3 + Parking 4 + Parking 5 + E-deck + 33 Floors + (Part basement for services)	**117.05**	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 floors	9.0	Visitor Management Centre	G+1 floors	9.0	No change..
	GIS Substation	G+2 floors	15.40	GIS Substation	G+2 floors	15.40	No change. Work completed at site
	Foot Over Bridge			Foot Over Bridge			No change. work Not started.

Sr.no	Particulars	EC received dated 20.11.2025	Details as per proposed expansion	Remarks
10	**Number of tenants and shops**	Commercial –IT buildings, food court, High Street (72 shops) + Multiplex (1000 Seats) Residential- 1017 no's	Commercial –IT buildings, food court, High Street (72 shops) + Multiplex (1000 Seats) Residential- 1017 no's	NO change
11	**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 -6072 nos, **Total- 38405 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 -6072 nos, **Total- 38405 nos**	NO change

12	**Total water requirement**	IT + food Court - 1462 KLD, Data Centre- 5 KLD Resi- 697 KLD Retail +VMS – 30 KLD, Landscaping- 361 KLD, Total- 2555 KLD	IT + food Court - 1462 KLD, Data Centre- 5 KLD Resi- 697 KLD Retail +VMS – 30 KLD, Landscaping- 361 KLD, Total- 2555 KLD	NO change
13	**Sewage generation**	IT + food Court - 1379 KLD, Data Centre- 4 KLD, Resi- 650 KLD, Retail + VMS – 28 KLD Total- 2061 KLD	IT + food Court - 1379 KLD, Data Centre- 4 KLD, Resi- 650 KLD, Retail + VMS – 28 KLD Total- 2061 KLD	
14	**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 - 715 KLD (310 KLD + 405 KLD), Retail +VMS – 30 KLD Total- 2215 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 - 715 KLD (310 KLD + 405 KLD), Retail +VMS – 30 KLD Total- 2215 KLD	
15	**Total solid waste generation**	Dry waste – 6911 kg/day Wet waste – 4302 kg/day Total solid waste – 11213 kg/day	Dry waste – 6911 kg/day Wet waste – 4302 kg/day Total solid waste – 11213 kg/day	NO change
Sr No	**Particulars**	EC received dated 20.11.2025	Details as per proposed expansion	Remarks
16	**RG area**	Rg required (10%) – 222591.98 sqm Rg provided (20%) – 44609.89 sqm	Rg required (10%) – 222591.98 sqm Rg provided (20%) – 44609.89 sqm	NO change
17	**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 – 7.40 MW Maximum demand- 3.34 MW Total- Connected load – 196.23	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 – 7.40 MW Maximum demand- 3.34 MW Total- Connected load – 196.23 MW Maximum demand- 170.76 MVA	NO change

		MW Maximum demand- 170.76 MVA		
18	**Parking**	4W-6573 nos 2W-1342 nos	4W-6573 nos 2W-1342 nos	NO change

Particular	**EC received dated 20.11.2025**	**Details as per proposed expansion**	**Remarks**
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

3. PP has obtained earlier EC vide Letter No. SIA/MH/INFRA2/495143/2025 dated 20.11.2025 for total BUA of 3,20,403.94 m². Proposal has been considered by SEIAA in its 358th meeting held on 13th August, 2026 and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

SEAC Conditions-

1. PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area as per prevailing Hon'ble Supreme Court Order. PP to obtain all Mandatory NOCs from the Competent Authority required for the Proposed Project. The planning authority shall not grant an occupation certificate unless the PP obtain all NOCs.
2. PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of requirement of EIA notification 2006, amended from time to time
3. PP to obtain Revised NOCs like (i) Drainage Remarks
4. PP to register themselves as Bulk Waste Generator under Solid Waste Management Rules, 2026 with the appropriate local authority.
5. PP to complete compensatory tree plantation in lieu of tree cutting/transplantation as mentioned in the tree NOC before actual cutting/transplantation of trees.
6. PP to explore possibility /mechanism to cool the air emitted from data centre and other IT

buildings before emitting to the atmosphere.

7. PP to provide on line air quality monitoring system along with provision of legible display board (Digital) of air quality status on 24x7 basis and include cost in EMP
8. PP to ensure to achieve the standard parameters of the treated sewage as per order issued by the Hon'ble National Green tribunal on 30.04.2019. PP also to ensure that, the water proposed to be used for construction activities (within or outside premises) /public gardens/road medians etc. shall be strictly for non-potable purpose and after obtaining necessary permission from the competent authority.
9. All guidelines issued by the local planning authority, MPCB/CPCB shall be followed to reduce /control air pollution due to proposed activity by way of providing adequate barricading, foggers, water sprinkling.
10. PP to complete tree plantation within the site during construction phase.
11. PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.

SEIAA Conditions-

1. PP has provided mandatory RG area of 22,259.198 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. Air Quality Index monitoring to be ensured. Dust suppression measures shall be implemented also considering height of the building. Additional measures to be ensured.
5. PP to register themselves as Bulk Waste Generator under Solid Waste Management Rules, 2026 on CPCB SWM portal before getting Occupancy.
6. In view of Maharashtra Electric Vehicle Policy, 2025, PP to provide electric vehicle D. C. Charger for 20 % of total parking provided, the number of D. C. Chargers should be worked out as provided in Niti Ayog Handbook of EV charging infrastructure implementation. Planning Authority and MPCB to ensure the same.
7. 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.
8. SEIAA after deliberation decided to grant EC for- FSI area of 213,503.58 m2, Non FSI area of 153,287.13 m2 and total BUA of 3,66,790.71 m2. (Plan approval No- MIDC approval NO. EE/Dn.11/MHP/SP A/1/182446/of 2026 date 15.07.2026) (FSI, Non FSI & TBUA restricted as per request of the PP/ Consultant even though the area is higher in the plan 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 give100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.

IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.

V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.

VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.

VII. PP to provide adequate electric charging points for electric vehicles (EVs).

VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.

IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.

X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. This cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.

XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in

XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.

XIII. The proponent shall upload the status of compliance of the stipulated EC conditions,

including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM. SO2, NOx (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions: -

I. PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.

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

III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.

IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.

V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.

VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.

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

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.
6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance

without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.
8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

Jayashree Bhoj (IAS)
(Member Secretary, SEIAA)

Copy to:

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

Signed by
Jayashree Shrikant Bhoj
Date: 18-08-2026 22:13:11
Reason: Verified and signed