016

Newfound Properties And Leasing Private Limited

K RAHEJA

Date: 20.05.2026

To,
The Chief Conservator of Forest,
Ministry of Environment, Forests & Climate
Regional Office (WCZ), Ground Floor, East Wing,
New Secretariat Building, Civil Lines, Nagpur- 440001

Sub: Submission of six-monthly EC compliance status report for the period of October 2025 – March 2026.

Ref. Environmental Clearance Letter granted for the project of an IT Park, at Plot No. Gen. 2/1/E, Gen.2/1/D, Gen 2/1/F, TTC Industrial Area, MIDC, Jui Nagar, Navi Mumbai, by the Ministry of Environment & Forest, Government of India vide letter No.

1. EC No. 21-432/2007-IA.III dated 05.02.2008.
2. Extension of validity granted on 18.05.2013.
3. Amended EC No. SEAC-2016/CR-61/TC-1 dated 03.12.2016.
4. Amended EC No. F. No. 21-139/2017-IA-III, Dated: 31st October 2018
5. Expansion EC No. SEIAA-EC-0000002108 Dated: February 18, 2020
6. Amended EC No. F. No. SIA/MH/MIS/165940/2020 Dated: 10.05.2021
7. Expansion EC No. vide no. EC23B039MH122447 dated 18.05.2023
8. Expansion EC No. vide no. EC24B3813MH5474591N dated 20.11.2025

Dear Sir,

With reference to the above, six-monthly Environmental clearance compliance report for the period of October 2025 to March 2026 with the relevant document needed for the submission as mentioned below:

- Data sheet
- Compliance Status report
- Post monitoring report (October 2025 to March 2026)

Hope the above is in compliance with your requirement.

Thanking You,
Yours faithfully,

For,
M/s. Newfound Properties & Leasing Pvt. Ltd.

N. R. Mehta

Nikhil Mehta

Encl: a/a

27/05/26

Maharashtra Pollution Control Board
Kalpataru Point, 2nd Floor, Sion Circle,
Opp. Cine Planet, Sion (East),
Mumbai - 400 022.
Tel. 24010437 / 24020781.
Website : www.mpcb.gov.in

CC to:

1. The Member Secretary, Maharashtra Pollution Control Board, 3rd Floor, Kalpataru Point, Sion, Mumbai– 400 022.
2. Central Pollution Control Board, Parivesh Bhavan, Opp. VNC word office No. 10, Subhanpura, Vadodara – 390023.

Varsha Kalange

From: Varsha Kalange
Sent: 25 May 2026 18:03
To: eccompliance-mh@gov.in; ec-rdw.cpcb@gov.in
Subject: EC Compliance for October 2025 - March 2026 Of [M/s. Newfound Properties & Leasing Pvt. Ltd. Proposed "IT Park" on plot No. Gen. 2/1/D, Gen.2/1/E, Gen.2/1/F in TTC Industrial area, MIDC, Jui Nagar, Navi Mumbai, Maharashtra]
Attachments: Six Monthly EC Compliance Report Oct 2025-Mar 2026.pdf

Respected Sir,

As per MoEF&CC notification vide No. SO 5845(E) Dated-26.11.2018 AND as informed by Central Pollution Control Board, Regional Directorate (West), Vadodara regarding digital transaction of EC Compliance report under Government of India initiatives for promoting e-office through digital transaction of activities, we are submitting herewith six-monthly EC compliance status report for period October 2025 - March 2026 for proposed development of "IT Park" on plot No. Gen. 2/1/D, Gen.2/1/E, Gen.2/1/F in Trans Thane Creek (TTC) Industrial area, MIDC, Jui Nagar, Navi Mumbai by M/s. Newfound Properties & Leasing Pvt. Ltd. in pdf format with signed and stamped by authorized signatory of the project.

Documents enclosed herewith are as listed below:

1. Cover letter
2. Datasheet
3. EC compliance status report
4. List of annexures
5. Documents as per list of annexures

Hope the above is to your satisfaction.

Thanks & Regards,
Varsha Yogesh Kalange

Aditya Environmental Services Pvt. Ltd.
Head Office | 107/110, Hiren Light Industrial Estate, Mogul Lane, Mahim, Mumbai 400016
Laboratory | Plot P-1, MIDC Commercial Plots, Mohopada, P.O. Rasayani, Tal. Khalapur, Dist. Raigad 410222
022-42127500 contact@aespl.co.in

Newfound Properties And Leasing Private Limited

K RAHEJA

Date: 20.04.2026

To,
The Chief Conservator of Forest,
Ministry of Environment, Forests & Climate
Regional Office (WCZ), Ground Floor, East Wing,
New Secretariat Building, Civil Lines, Nagpur- 440001

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M/s. Newfound Properties & Leasing Pvt. Ltd.
N. R. Mehta

Nikhil Mehta

Encl: a/a

CC to:

1. The Member Secretary, Maharashtra Pollution Control Board, 3rd Floor, Kalpataru Point, Sion, Mumbai– 400 022.
2. Central Pollution Control Board, Parivesh Bhavan, Opp. VNC word office No. 10, Subhanpura, Vadodara – 390023.

MONITORING THE IMPLEMENTATION OF ENVIRONMENTAL SAFEGUARDS

MINISTRY OF ENVIRONMENT & FORESTS
REGIONAL OFFICE (W), NAGPUR
Monitoring Report
PART – I
DATA SHEET

1	Project type: River –Valley/ Mining/ Industry/ Thermal/ Nuclear/ other (specify)	:	**Others – Township and Area Development project**
2	Name of the project	:	Proposed development of "Integrated Information Technology Park (IITT)" on plot No. Gen. 2/1/D, Gen.2/1/E, Gen.2/1/F in Trans Thane Creek (TTC) Industrial area, MIDC, Juinagar, Navi Mumbai by M/s. Newfound Properties & Leasing Pvt. Ltd.
3	Clearance letter (s)/OM no. and date	:	1. EC No. **21-432/2007-IA.III** dated **05.02.2008.** 2. Extension of validity granted on **18.05.2013.** 3. Amended EC No. **SEAC-2016/CR-61/TC-1** dated **03.12.2016.** 4. Amended EC No. **21-139/2017-IA-III** dated **31.10.2018.** 5. Environment Clearance for Proposed Expansion for Development of Integrated Information Technology Township- **SEIAA-EC-0000002108** dated **18.02.2020.** 6. Amended EC No. **F. No. SIA/MH/MIS/165940/2020** dated **10.05.2021.** 7. Expansion EC No. vide no. **EC23B039MH122447** dated **18.05.2023.** 8. Expansion EC No. vide no. **EC24B3813MH5474591N** dated **20.11.2025**
4	**Location**		
	(a) District	:	Thane
	(b) State	:	Maharashtra
	(c) Latitude / Longitude	:	Latitude : 19°15'North Longitude : 73° 5' East
5	**(a) Address for correspondence**	:	**Mr. Santosh Gupte** **Newfound Properties & Leasing Pvt. Ltd.** Plot No. C-30, Block 'G', Opp. SIDBI, Bandra Kurla Complex, Bandra (E), Mumbai- 400 051. Tel: 9004358461 Fax:022 2656 4306
6	**Salient Features**		
	(a) Of the project	:	Total Plot area : 2, 37,860.23 sqm

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			FSI : 3, 83, 262.63 sqm Non FSI : 3, 09, 287.30 sqm Total BUA : 6 ,92, 549.93 sqm **Building Configuration:**

Building no.	Configuration
B1- (IT building)	Stilt + 3 Parking + 8 Office Flrs. + Part 9th
B2- (IT building)	Part Stilt + 4 Office Flrs. + Part 5th
B3- (IT building)	Stilt+ 3 Parking+ 8 Office Flrs. + Part 9th
B4- (IT building)	Stilt+ 7 Parking+ 14 Office
B5 -a & b (Data Center 1 & 2)	Ground + 8 (with mezzanine at 1st - 6th levels)
B6- Food court Block	G+1 floors + 2 floor (pt) + Part basement for services
B7-Glass box	Ground floor
B8- (IT building)	Stilt + 7 Parking + 14 office floors
B9- Residential Club	G+1 floors
B10- Residential Tower- T2	Parking 3 + Parking 4 + Parking 5 + E-deck + 26 Floors + (Part basement for services)
B11- Residential Tower-T11	Parking 4 + Parking 5 + E-deck + 26 Floors + (Part basement for services)
B12- Residential Tower- T1	Parking 4 + Parking 5 + E-deck + 33 Floors+ (Part basement for services)
B14- Residential Tower- T10	Parking 2 + Parking 3 + Parking 4 +Parking 5 + E-deck + 33 Floors + (Part basement for services)
Retail- High Street	L1, L2, L3 +Theatre (72 shops+ 1000 seats Multiplex)
Visitor Management Centre	G+1 floors
GIS Substation	G+2 floors

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			Foot Over Bridge
	(b) Of Environmental Management Plans	:	**1. *Sewage Treatment Plant*:** Sewage Treatment Plants with combined capacity of 599 KLD is provided in bldg. no 1,2,3,5A for treating the wastewater. **STP's Capacity:** • IT+ Food court - 1465 KLD (STP for B1, B2, B3 has been already constructed and operational) • Date Centre- 5 KLD • Residential- 2 STP's of total capacity- 715 KLD (310 KLD + 405 KLD) • Retail + VMS- 30 KLD • **Total- 2215 KLD** **2. *Water Management*:** • Rainwater Harvesting shall be provided to recharge the ground water table. **3. *Solid Waste Management*:** • Dry waste: Will be handed over to Local Recyclers for recycling. • Wet waste: Will be processed in the OWC. Manure obtained shall be used for landscaping. • STP Sludge (Dry sludge): To be used as a manure.
7	**Breakup of the project area**		
	(a) Submergence area: forest & non-forest.	:	Nil.
	(b) Others	:	The entire project area is non-agricultural land.
8.	Breakup of the project affected population with enumeration of those losing houses/dwelling units only, agricultural land only, both dwelling units & agricultural land & landless labourers /artisan.	:	Nil.
	(a) SC, ST /Adivasis	:	Nil.
	(b) Others (Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if a survey is	:	Nil

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	carried out give details and years of survey)		
9.	**Financial details**		
	(a) Project cost as originally planned and sub-sequent revised estimates and the year of price reference.	:	**Project cost as originally planned:** Estimated Cost: 533.61 Cr **Proposed Amendment as per new EC:** Rs. 2502 Cr.
	(b) Allocation made for environmental management plans with item wise and year wise break-up.	:	**EMP Cost Operation Phase** **IT & Retail** Capital Cost – Rs. 3885 Lakhs O & M Cost – Rs. 20.7 Lakhs /Annum **Data Centre** Capital Cost – Rs. 108 Lakhs O & M Cost – Rs. 8.10 Lakhs /Annum **Residential** Capital Cost – Rs. 1992 Lakhs O & M Cost – Rs. 15.45 Lakhs /Annum
	(c) Benefit cost ratio/Internal rate of Return and the year of assessment	:	Yet to finalize
	(d) Whether (c) include the cost of environmental management as shown in the above.	:	Not applicable since (c) is yet to finalize.
	(e) Actual expenditure incurred on the project so far	:	Rs. 1118 Cr.
	(f) Actual expenditure incurred on the environmental management plans so far		Rs. 6.78 Cr.
10.	**Forest land requirement.**	:	
	(a) The status of approval for diversion of forest land for non-forestry use	:	Not applicable.
	(b) The status of clearing felling	:	Not Applicable.
	(c) The status of compensatory afforestation, if any	:	Not applicable.
	(d) Comments on the viability & sustainability of compensatory afforestation programme in the light of actual field experience so far	:	Not applicable.

11.	The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads), if any with quantitative information	:	Nil.
12.	Status of construction. a) Date of commencement (Actual and / or planned)	:	Work for Building No 1, 2, 3 & 5A is completed. Residential Bldg T2 & T11: Start date- Aug'2024 T1: start date- Oct 2025 T3: start date- August 2025 T10: start date- May 2025
	b) Date of completion (Actual and/ or planned)	:	Bldg. No. 1: Completed –OC received. Bldg. No. 2: Completed –OC received. Bldg. No. 3: Completed –OC received. Bldg. No. 5A: Completed –OC received. Residential Bldg T2 & T11: Finish planned date- Dec'2027 T1: Finish date- Oct 2029 T3: Finish date- Nov 2029 T10: Finish date- Nov 2029
13.	Reason for the delay if the project is yet to start.	:	--
14.	Dates of site visits		
	(a) The dates on which the project was monitored by the Regional Office on previous occasions, if any	:	02.02.2026
	(b) Date of site visit for this monitoring report	:	October 2025 – March 2026
15.	Details of correspondence with project authorities for obtaining action plans / information on status of compliance to safeguards other than the routine letters for logistic support for site visits. The first monitoring report may contain the details of all the letters issued so far, but the later reports may cover only the letters issued subsequently.	:	1. EC No. **21-432/2007-IA.III** dated **05.02.2008.** 2. Extension of validity granted on **18.05.2013.** 3. Amended EC No. **SEAC-2016/CR-61/TC-1** dated **03.12.2016.** 4. Amended EC No. **21-139/2017-IA-III** dated **31.10.2018.** 5. Environment Clearance for Proposed Expansion for Development of Integrated Information Technology Township- **SEIAA-EC-0000002108** dated **18.02.2020.**

Newfound Properties & Leasing Private Limited

			6. Amended EC No. **F. No. SIA/MH/MIS/165940/2020** dated **10.05.2021.** 7. Expansion EC No. vide no. **EC23B039MH122447** dated **18.05.2023.** 8. Expansion EC No. vide no. **EC24B3813MH5474591N** dated **20.11.2025**

Newfound Properties & Leasing Private Limited

HALF YEARLY COMPLIANCE STATUS REPORT

October 2024 to March 2025

Ref	1. Environment Clearance letter vide No. 21-432/2007-IA.III dated 05.02.2008 **Annexure II (A)** 2. Extension of validity granted on 18.05.2013 **Annexure II (B)** 3. Amended EC No. SEAC-2016/CR-61/TC-1 dated 03.12.2016 **Annexure II (C)** 4. Amended EC No. 21-139/2017-IA-III, Dated 31st October 2018 **Annexure II (D)** 5. EC for Proposed Expansion for Development of ITTT- SEIAA-EC-0000002108 dtd: February 18, 2020. **Annexure II (E)** 6. Amended EC No. F. No. SIA/MH/MIS/165940/2020 Dated: 10.05.2021. **Annexure II (F)** 7. Expansion EC No. vide no. EC23B039MH122447 dated 18.05.2023. **Annexure II (G)** 8. Expansion EC No. vide no. EC24B3813MH5474591N dated 20.11.2025 **Annexure II (H)**
To	M/s. Newfound Properties & Leasing Pvt. Ltd.
For	Development of Integrated Information Technology Township (IITT) comprising of IT bldgs., Data centre, Resi Bldg, GIS, Food court, FOB, Retail, at MIDC, Juinagar.
Status	**Building No.** / **Floors/ slabs/ Area completed** Bldg. No. 1 — Work completed- OC received. **Annexure III (A)** Bldg. No. 2 — Work completed; OC Received **Annexure III (C)** Bldg. No. 3 — Work completed- OC received. **Annexure III (B)** Bldg. No. 5A — Work completed- OC received. **Annexure III(D)** Tower 01 — P4 Lvl (Plinth is in progress) Tower 02 — 8th Lvl slab in progress Tower 03 — P3 Lvl (Plinth is in progress) Tower 10 — P3 Lvl (Plinth is in progress) Tower 11 — 8th Lvl slab in progress Copies of Consent to Establish and Consent to Operate Bldg. No. 1, 2, 3 and 5A enclosed as **Annexure IV.**

	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.	We have received principal approval by MIDC for the project vide No. EE/Dn. II/MHP/SPA/I/33651/of 2023 dated 28.12.2023. Copy enclosed as **Annexure V**
2.	PP to submit an undertaking signed by PP, Consultant and architect certifying	Undertaking signed PP Consultant and architect certifying that there is no

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	that there is no violation of requirement of EIA notification 2006, amended from time to time	violation of requirement of EIA notification 2006, amended from time to time was submitted.
3.	PP to obtain revised NOCs (i) SWM NOC, (ii) Water NOC, (iii) Tree NOC, (iv) Civil aviation NOC, (v) Drainage remarks. The planning authority shall not issue commencement certificate unless PP obtains all NOCs.	(i) SWM NOC enclosed as **Annexure VI** (ii) Water NOC enclosed as **Annexure VII** (iii) Tree NOC enclosed as **Annexure VIII** (iv) Civil aviation NOC enclosed as **Annexure IX** (v) Drainage remarks enclosed as **Annexure X**
4.	PP to provide online air quality monitoring system along with provision of legible display board (Digital) of air quality status on 24x7 basis and include cost in EMP	online air quality monitoring system along with provision of legible display board (Digital) of air quality status on 24x7 basis is provided at site and cost of the same included in EMP. Photograph of the same enclosed as **Annexure XI** Revised EMP enclosed as **Annexure XII**
5.	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, fogger, water sprinkling.	Yes we are following the guidelines issued by the local planning authority, MPCB/CPCB to reduce/control air pollution due to proposed activity by way of providing adequate barricading, fogger, water sprinkling. Photographs of the air pollution control measures provided at site enclosed as **Annexure XIII**
6.	PP to complete tree plantation within the site during construction phase.	Noted & agreed
7.	PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time	E-waste generated is being managed as per E-Waste Management Rules, 2016. E-waste is handed over to authorized vendors Copy of E-Waste Returns for year 2024-2025 enclosed as **Annexure XIV.**
	B. SEIAA Conditions-	
1.	PP has provided mandatory RG area of 22,259.20 m2 on mother earth without any construction. Local planning	The green area proposed is 44609.89 Sq. mt. (RG on ground- 30102.79 sq.m + RG on podium- 14507.10 sq.m).

	authority to ensure the compliance of the same.	
2.	This EC is excluding for building B4, B5 (a) & b, B6 and B8 as PP, has not obtained IOD/approval.	Noted & agreed
3.	Project is Cleared as Zero Liquid; Discharge project.	Noted & agreed
4.	The planning authority shall not issue commencement certificate unless PP obtains all NOCs.	Noted & agreed
5.	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	Noted & agreed
6.	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	**IT Buildings** Total Energy Saving : 10% Solar: 5% **Residential Buildings:** Total Energy Saving : 21% Solar: 5%
7.	In view of Maharashtra Electric Vehicle Policy, 2025; PP to provide electric vehicle D. C. Charger for 20 % of total parking provided, the number of D. C. Chargers should be worked out as provided in Niti Ayog Handbook of EV charging infrastructure implementation.	Noted & agreed
8.	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF&CC vide F'.No.22-34/2018-IA III dt.04.01.2019.	Noted & agreed
9.	SEIAA decided to grant EC fOr-FSI-1,77,110.53 m2, Non FSI- 1,43,293.41 m2, total BUA-3,20,403.94m2. (Plan	Noted & agreed

Newfound Properties & Leasing Private Limited

	approval No. EE/Dn.II/MHP/SPA/I/33651/of 2023 dated 28/12/2023) (Restricted as per approval)	

	General Conditions: **Construction Phase: -**	
I.	**The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.**	The solid waste generated is properly collected, segregated and stored separately. Non-biodegradable Waste will be managed through recyclers.
II.	**Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighboring 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.**	All construction waste will be collected and segregated properly. Most of that will be reused for construction activity.
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.**	Noted, if any hazardous waste is generated during construction phase, it will be disposed of through Authorized vendor of MPCB. Copy of Hazardous Waste Returns for year 2024-2025 enclosed as **Annexure XV.**
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.**	Adequate drinking water facilities & sanitary facilities are provided for construction workers. Dustbins are provided at construction site to dispose the municipal solid waste generated at labour camp.
V.	**Arrangement shall be made that wastewater and storm water do not get mixed.**	Separate drainage lines will be provided to prevent mixing of wastewater and storm water.

VI.	**Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.**	Ready mix concrete is used to reduce water demand during construction.
VII.	**The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.**	There is no extraction of ground water in this project. The ground water levels, and its quality are checked before commencement of the project.
VIII.	**Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.**	No ground water is used for construction work. Tanker water is being used for construction. Construction of basement will be done as per approved plan.
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.**	Adequate measures will be taken into consideration to minimize the wastage of water by used of water efficient faucet.
X.	**The Energy Conservation Building code shall be strictly adhered to.**	Yes, we will adhere to Energy Conservation Building code. Bldg no1, Bldg no2 & Bldg no3 are LEED Gold certified Bldg.
XI.	**All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.**	All the topsoil excavated during construction activities is stored for use in horticulture / landscape development within the project site.
XII.	**Additional soil for leveling 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.**	Yes, natural drainage system will be maintained for unrestricted flow of water. Additional soil for levelling of the proposed site will be generated within the site to protect natural drainage system of the area. No Construction will be allowed to obstruct the natural drainage. Building is designed as per natural topography.

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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.**	Soil testing was done and according to the reports all the parameters are within the prescribed norms. Please refer Monitoring Reports enclosed as **Annexure I.**
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.**	Noted & agreed.
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.**	We have got construction power at the site. 1 No. 750 KVA DG existing at site is used as back up during construction.
XVI.	**Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.**	The vehicles hired for bringing construction material to site have valid PUC. PUC register shall be maintained at site during construction phase. Copy of the same enclosed as **Annexure XVI.**
XVII.	**Ambient noise levels should conform to residential standards both during the 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.**	Following care is taken regarding noise levels with conformation to the residential area. 1. Construction activities are limited to daytime hours only. 2. Site barricading is done from all sides. Also, use of Personal Protective Equipment (PPE) like earmuffs and ear plugs are used during noise generating construction activities will be done. The ambient air and noise report is enclosed herewith. The report indicates that the same are within the prescribed norms defined by the concerned authority. Monitoring report is enclosed as **Annexure I.**

<table>
<tr><td></td><td></td><td></td></tr>
<tr><td>XVIII.</td><td>Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation 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. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.</td><td>DG Condition is compiled for operational buildings.</td></tr>
<tr><td></td><td></td><td></td></tr>
<tr><td>XIX.</td><td>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.</td><td>Yes, regular supervision of the above and other measures for monitoring is being carried out.</td></tr>
<tr><td></td><td></td><td></td></tr>
<tr><td colspan="3">B) Operation Phase: -</td></tr>
<tr><td>I.</td><td>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.</td><td>Solid Waste Management during Operation Phase:
<table>
<tr><th>Type</th><th>Quantity</th><th>Treatment /</th></tr>
<tr><td>Dry waste</td><td>6911 kgs/day</td><td>Will be handed over to a</td></tr>
<tr><td>Wet waste</td><td>4302 kgs/day</td><td>Composting by OWC- manure produced will be used at a site for</td></tr>
<tr><td>E-Waste</td><td>IT: 28318 kg/y
Data Centre:</td><td>Will be collected and sent to MPCB authorized</td></tr>
<tr><td>STP Sludge (dry)</td><td>121 KLD</td><td>Dry sewage sludge will be used as manure for gardening.</td></tr>
</table></td></tr>
<tr><td></td><td></td><td></td></tr>
<tr><td>II.</td><td>E-waste shall be disposed through Authorized vendor as per E-waste</td><td>E-waste generated is being managed as per E-Waste Management Rules, 2016. E-waste is handed over to authorized</td></tr>
</table>

Newfound Properties & Leasing Private Limited

	(Management and Handling) Rules, 2016.	vendors Copy of E-Waste Returns for year 2024-2025 enclosed as **Annexure XIV.**
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.**	STP's with a total capacity of 2126 KLD has been proposed. Construction and installation of STP shall be carried out through an expert consultant. STP's Capacity: • IT+ Food court - 1465 KLD (SIP for B1, B2, B3 has been already constructed and operational), • Date Centre- 5 KLD, • Residential- 2 STP's of total capacity- 626 KLD (228 KLD + 398 KLD), • Retail + VMS- 30 KLD • Total- 2126 KLD Treated water will be used for the flushing and Gardening, Landscaping and Green belt area development. After the satisfactory completion of the work, the installation will get certified from independent expert agency and report in this regard will be submitted to the Ministry of Environment, Forest and Climate Change before the project is commissioned for operation. STP installed for operational bldg.: Bldg 1 : 192 CMD Bldg 2 : 101 CMD Bldg 3 : 300 CMD Bldg no 5A: 30 CMD
IV.	**Project proponents 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**	The Full Occupancy Certificate is received for Building no. 1, 2, 3 & 5A after ensuring availability of STP, MSW disposal facility & Green Belt development is completed. Copy of the OC enclosed as **Annexure XVI.**

	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.**	The Full Occupancy Certificate is received for Building no. 1, 2, 3 & 5A. Water supply is also received.
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.**	Separate entry & exit is provided for Construction vehicles. The transportation of the construction material will be carried out only during non-peak hour. For operational buildings: Parking is fully internalized & no public space is used to park the vehicles.
VII.	**PP to provide adequate electric charging points for electric vehicles (EVs).**	Yes, we noted the condition & agreeable to the same. 3% of charging point of total parking is provided in bldg. no 1,2 & 3.
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.**	• The green area proposed is 44609.89 Sq. mt. (Provided RG on ground- 30102.79 sq.m + RG on podium- 14507.10 sq.m). Accordingly same will be provided as per the approved plan. • A combination of native evergreen trees and ornamental flowering trees, shrubs and palms are planned in the complex. • Plantation Details: Species will be selected as per CPCB greenbelt guidelines and common species available in the proposed area.
IX.	**A separate environment management cell with qualified staff shall be set up for implementation of**	Separate environment management cell with qualified staff is formed and implementing the same.

	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.**	EMP cost has been worked out and allocated for all air pollution devices and other facilities. **EMP Cost Operation Phase** **IT & Retail** Capital Cost – Rs. 3885 Lakhs O & M Cost – Rs. 20.7 Lakhs /Annum **Data Centre** Capital Cost – Rs. 108 Lakhs O & M Cost – Rs. 8.10 Lakhs /Annum **Residential** Capital Cost – Rs. 1992 Lakhs O & M Cost – Rs. 15.45 Lakhs /Annum
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 http://parivesh.nic.in**	The advertisement is published in Marathi and English language local newspaper. Copy of the same is enclosed as **Annexure XVII.**
XII.	**Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.**	We are regularly submitting six monthly reports to MoEF&CC, Nagpur & MPCB, Sion.
XIII.	**A copy of the clearance letter shall be sent by proponent to the concerned**	Noted & agreed.

	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.	EC is uploaded on company's website. Link for same is as given below: EC-2023.pdf (mindspaceindia.com)
XIV.	**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. S02, 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.**	Regular monitoring is carried out and the results of the same are submitted to the concerned authority along with the report. We are regularly uploading Compliance report along with monitoring report on company's website. Link for same is as given below: https://www.mindspaceindia.com/noticies/Juinagar/Environment-Impact-Assesment-Apr25-Sept25.pdf
C.	**General EC Conditions:**	
I.	**PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.**	Noted & agreed.
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.**	Consent to Establish and Consent to Operate is received from MPCB. Copies of the consents are enclosed as **Annexure XVIII (A).** We have applied for Consent to Operate for Building no. 5A vide no. MPCB-CONSENT-0000227513 dated 02.12.2024. Copy of the application enclosed as **Annexure XVIII (B).**
III.	**Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that**	For undertaking the construction work, Environmental Clearance is already obtained. EC received date 10th May 2021 (SIA/MH/MIS/165940/2020) for

Newfound Properties & Leasing Private Limited

	construction of the project has been started without obtaining environmental clearance.	the total construction area of 6,70,014.65 Sq.m. Expansion EC No. vide no. EC23B039MH122447 dated 18.05.2023. Expansion EC No. vide no. EC24B3813MH5474591N dated 20.11.2025
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.**	We are regularly submitting six monthly reports to MoEF&CC, Nagpur & MPCB, Sion.
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.**	Condition is noted. Copy of Environment Statement for the year 2024-2025 enclosed as **Annexure XIX.** We regularly upload Form V on the company's website. Link for same is as given below: https://www.mindspaceindia.com/noticies/Juinagar/Form-5.pdf
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**	Condition is noted.

Newfound Properties & Leasing Private Limited

	to add additional environmental protection measures required, if any.	
VII.	**This environmental clearance is issued subject to obtaining NOC from Forestry & Wildlife angle including clearance from the standing committee of the National Board for Wildlife as if applicable & this environment clearance does not necessarily imply that Forestry & Wildlife clearance granted to the project which will be considered separately on merit.**	As the site is not within any radius as defined, hence NOC from Forestry & Wildlife angle including clearance from the standing committee of the National Board for Wildlife is not applicable.
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.**	Condition is noted.
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.**	Condition is noted.
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.**	Noted & agreed.

Newfound Properties & Leasing Private Limited

7.	**Validity of Environment Clearance: The environmental clearance accorded shall be valid as per ETA Notification, 2006, amended time to time.**	8. Expansion EC No. vide no. EC24B3813MH5474591N dated 20.11.2025
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.**	Yes, we noted the condition and agreeable to the same.
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.**	Yes, we noted the condition and agreeable to the same.

Newfound Properties & Leasing Private Limited

List of Annexures

Sr. No.	Annexure	Details
1.	Annexure - I	Post Monitoring Reports
2.	Annexure - II	Environment Clearance
3.	Annexure – III	Occupation Certificate
4.	Annexure – IV	Consent Copies
5.	Annexure – V	Approved Layout
6.	Annexure – VI	CFO NOC
7.	Annexure – VII	Copy of CCR
8.	Annexure – VIII	Audit report of existing STPs & OWCs
9.	Annexure – IX	PESO NOC
10.	Annexure - X	Hazardous Waste Returns
11.	Annexure – XI	PUC Register
12.	Annexure - XII	E-Waste Returns
13.	Annexure - XIII	Newspaper Advertisement
14.	Annexure - XIV	Environment Statement

ADITYA ENVIRONMENTAL SERVICES PVT. LTD.
Testing Laboratory is certified by **ISO 9001:2015&ISO 45001:2018**
"Recognized under The Environment (Protection) Act, 1986" valid up to 24.04.2027
Laboratory: P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: pglab@aespl.co.in
Tel: 9112844844, **CIN**: U74999MH2001PTC132101 **UDYAM**-MH-19-0029787
TC-7085

Test Report
(Ambient Air)

Ref. No.: AESPL/LAB/C/ A-25/11/54 **Issue Date:** 19/12/2025

Name of Customer & Contact details	:	Newfound Properties & Leasing Pvt. Ltd				
Name of Site	:	NEFP - G.D.Herdillia Plot, Juinagar, PLOT NO. GEN 2/1/E, GEN 2/1/F, TTC Industrial Area, MIDC, Juinagar, Navi Mumbai-400706				
Location of Sampling	:	Near Project Office				
Date of Sampling	:	12/12/2025				
Sampling Time	:	09:15 to 17:15 hr.	**Duration**	:	08 Hr.	
Sample Drawn By	:	AESPL	**Transported By**	:	AESPL	
Date of Sample Receipt	:	13/12/2025	**Sample Identification**	:	A-25/11/54	
Sample Quantity & Container	:	SO_2:1 Bottle; NO_2:1 Bottle; PM_{10}-1; $PM_{2.5}$-1				
Date of Sample Analysis	:	13/12/2025 to 18/12/2025				
Sampling Environmental Conditions	:	Temperature:27-30°C; Rain fall: No; P_{bar}: 756 mmHg.				
Transportation Condition	:	Bottles < 5°C	Filter papers in plastic	Bladder at ambient temp.		
Sampling Equipment	:	RDS-I-04 & FDS-I-04				
Calibration Status	:	Calibration on 22/11/2025 due on 21/11/2026 Calibration on 23/11/2025 due on 22/11/2026				
Project/ Job number	:	---				
Reference of Sampling	:	AESPL/LAB/QR/7.3.3/R-03				
Method of Sampling & Preservation	:	AESPL/LAB/SOP/7.3.1/A-01				
Environmental Condition while Testing	:	Ambient Temperature: 28.3°C and Humidity: 49%				

Sr. No.	Parameter	Result	Limits	Unit	Method of Analysis
1.	Sulphur dioxide as SO_2	24.2	80 *	µg/m³	IS 5182 (Part 2/Sec 1)
2.	Nitrogen dioxide as NO_2	35.3	80 *	µg/m³	IS 5182 (Part 6)
3.	PM_{10}	80.5	100 *	µg/m³	IS 5182 (Part 23)
4.	$PM_{2.5}$	26.3	60 *	µg/m³	IS 5182 (Part 24)
5.	Carbon monoxide as CO	0.69	04 **	mg/m³	IS 5182 (part 10)

[#] Specified under National Ambient Air Quality Standards by CPCB:
[*] 24 hourly monitoring values; [**] 1 hourly monitoring values; [***] Annual monitoring values.

Conformity Statement: The monitoring undertaken indicates that Ambient Air Quality Values for monitored parameters are within the levels stipulated under National Ambient Air Quality Standards (NAAQS)2009.

Note:

1. The test report shall not be reproduced except in full, without written approval of laboratory.
2. Results relate only to the items tested.
3. Any query related to this report will be entertained within 15 days of the report issue date only.

ADITYA ENVIRONMENTAL SERVICES PVT. LTD. RASAYANI

Himani P. Joshi
(Report Reviewed By)

Reshma S. Patil.
(Authorized Signatory)

-End of Test Report-

ADITYA ENVIRONMENTAL SERVICES PVT. LTD.
Testing Laboratory is certified by **ISO 9001:2015&ISO 45001:2018**
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Tel: 9112844844, **CIN**: U74999MH2001PTC132101 **UDYAM**-MH-19-0029787
TC-7085

Test Report
(Noise)

Ref. No.: AESPL/LAB/C/N-25/12/33 **Issue Date:**17/12/2025

Name of Customer & Contact Details	:	Newfound Properties & Leasing Pvt. Ltd			
Name of Site	:	NEFP - G.D.Herdillia Plot, Juinagar, PLOT NO. GEN 2/1/E, GEN 2/1/F, TTC Industrial Area, MIDC, Juinagar			
Discipline & Group		Chemical**:** Atmospheric Pollution			
Description of Sample	:	Ambient Noise			
Location Details	:	At the Periphery of Site			
Date of Sampling	:	12/12/2025	**Period of Sampling**	:	Spot
Start & End Time of Sampling	:	10.30Hr - 11.00Hr	**Start & End Time of**	:	20.40Hr-21.10Hr
Monitored By	:	AESPL	**Transported By**	:	AESPL
Date of Data Receipt	:	13/12/2025	**Sample Identification**	:	N-25/12/33
Environmental Condition	:	**Climate:** Clear	**Ambient Temp:** 30^{0}C		
Transportation Condition	:	Noise Data sheet is kept in folder and safely transported to laboratory			
Sampling Equipment	:	Noise meter - Centre C-390 SL-I-03			
Calibration Status	:	Calibrated on 04/10/2025; calibration due on 03/10/2026			
Project/ Job Number	:	---			
Reference of Sampling	:	AESPL/LAB/QR/7.3.3/R-03			
Method of Sampling	:	IS 9989			

Sr. No.	**Location**	**Noise Day Time dB(A)**	**Noise Nighttime dB(A)**
1.	Building No. 10	62.9	54.0
2.	Building No. 11	61.8	53.9
3.	Main Gate	63.1	52.4
4.	Labour Colony	61.5	53.5
5.	Building No. 02	59.9	54.1
Limit as per EP Act for commercial area		**65**	**55**

Conformity Statement: Noise Levels at all locations are found below the stipulated limits.

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ADITYA ENVIRONMENTAL SERVICES PVT. LTD. RASAYANI

Himani P. Joshi.
(Report Reviewed By)

Reshma S. Patil.
(Authorized Signatory)

-End of Test Report-

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Tel: 9112844844, **CIN**: U74999MH2001PTC132101 **UDYAM**-MH-19-0029787
TC-7085

Test Report
(Water)

Ref. No.: AESPL/LAB/C/W-25/12/136 **Issue Date:** 17/12/2025

Name of Customer & Contact Details	:	Newfound Properties & Leasing Pvt. Ltd. Jui Nagar			
Name of Site	:	NEFP - G.D. Herdillia Plot, Juinagar plot no. GEN 2/1/E, GEN 2/1/F TTC industrial area, MIDC, juinagar navi mumbai-400706			
Nature of Sample	:	Drinking water	**Location of Sample**	:	Labour colony
Date of Sample Drawn	:	12/12/2025	**Time of Sample Drawn**	:	3.40 pm
Sample Drawn By	:	AESPL	**Transported By**	:	AESPL
Date of Sample Receipt	:	13/12/2025	**Sample Identification**	:	W- 25/12/136
Sample Quantity & Container	:	F-1 lit; Plastic can.			
Date of Sample Analysis	:	13/12/2025 to 15/12/2025			
Environmental Conditions at site	:	Water Temperature: 27°C, Air Temperature: 30°C, surrounding was clean.			
Transportation Condition	:	Water Temperature: < 6°C, Cold storage.			
Project/ Job number	:	--			
Reference of Sampling	:	AESPL/LAB/QR/7.3.3/R-03			
Method of Sampling & Preservation	:	AESPL/LAB/SOP/7.3.1/W-01			
Environmental Condition while Testing	:	Ambient Temperature: 27.6°C and Humidity: 42%			

Sr. No.	**Parameter**	**Result**	**Limits (IS 10500:2012)**		**Method of Analysis**
			Acceptable	Permissible	
1.	Colour, Hazen	<5.0	5 Max	15 Max	IS-3025(P- 4)
2.	pH@25°C	7.8	6.5 – 8.5	No relaxation	IS-3025(P-11)
3.	Hardness as $CaCO_3$, mg/l	66	200 Max	600 Max	IS-3025(P-21)
4.	Iron as Fe, mg/l	0.030	0.3 Max	No relaxation	IS-3025(P-53)
5.	Chloride as Cl^-, mg/l	22	250 Max	1000 Max	IS-3025(P-32)
6.	Fluoride as F^-, mg/l	0.32	1.0 Max	1.5 Max	IS-3025(P-60)
7.	Odour	Agreeable	Agreeable	Agreeable	IS-3025(P-5)
8.	Turbidity, NTU	< 1.0	1 Max	5 Max	IS-3025(P-10)
9.	Residual Chlorine, mg/l	0.4	0.2 Min	1.0 Min	IS-3025(P-26)

Conformity Statement: Water sample is **pass** as per IS 10500:2012 w.r.t. above mentioned tests.

Note:

1. The test report shall not be reproduced except in full, without written approval of laboratory.
2. Results relate only to the items tested.
3. Any query related to this report will be entertained within 15 days of the report issue date only and the sample will also be retained for the same period.

ADITYA ENVIRONMENTAL SERVICES PVT. LTD. RASAYANI

Himani

Himani P. Joshi.
(Report Reviewed By)

RS patil

Reshma S. Patil.
(Authorized Signatory)

-End of Test Report-

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Tel: 9112844844, **CIN**: U74999MH2001PTC132101 **UDYAM**-MH-19-0029787
TC-7085

Test Report
(Microbiology – Water)

Ref. No.: AESPL/LAB/B/Mw-25/12/141 **Issue Date:** 17/12/2025

Name of Customer	:	Newfound Properties & Leasing Pvt. Ltd.			
Name of Site	:	NEFP - G.D. Herdillia Plot, Juinagar, PLOT NO. GEN 2/1/E, GEN 2/1/F, TTC Industrial Area, MIDC, Juinagar, Navi Mumbai-400706			
Nature of Sample	:	Drinking water	**Location of Sample**	:	Labour colony
Date of Sample Drawn	:	12/12/2025	**Time of Sample Drawn**	:	03:40 pm
Sample Drawn By	:	AESPL	**Transported By**	:	AESPL
Date of Sample Receipt	:	13/12/2025	**Sample Identification**	:	Mw- 25/12/141
Sample Quantity & Container	:	250 ml; Glass bottle.			
Date of Sample Analysis	:	13/12/2025 to 15/12/2025			
Environmental Conditions at site	:	Surrounding area is clean.			
Transportation Condition	:	Water Temperature: < 6°C, Cold storage.			
Project/ Job number	:	--			
Reference of Sampling	:	AESPL/LAB/QR/7.3.3/R-03			
Method of Sampling & Preservation	:	AESPL/LAB/SOP/7.3.1/M-01			
Environmental Condition while Testing	:	Ambient Temperature: 22.6°C and Humidity: 55 %			

Sr. No.	Parameter, Unit	Result	Limits as per: IS 10500:2012	Method of Analysis
1.	Coliform/100ml	Absent /100ml	Absent /100ml	IS:15185:2016
2.	E-coli/100ml	Absent /100ml	Absent/100ml	IS:15185:2016

Conformity Statement: Water sample is **Pass** as per IS 10500: 2012 w. r. t. above mentioned tests.

Note:

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ADITYA ENVIRONMENTAL SERVICES PVT. LTD. RASAYANI

Himani P. Joshi
(Report Reviewed By)

N. K Shendye
(Authorized Signatory)

-End of Test Report-

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Tel: 9112844844, **CIN**: U74999MH2001PTC132101 **UDYAM**-MH-19-0029787
TC-7085

Test Report
(Ambient Air)

Ref. No.: AESPL/LAB/C/ A-26/03/110 **Issue Date:** 02/04/2026

Name of Customer & Contact details	:	Newfound Properties & Leasing Pvt. Ltd				
Name of Site	:	NEFP - G.D.Herdillia Plot, Juinagar, PLOT NO. GEN 2/1/E, GEN 2/1/F, TTC Industrial Area, MIDC, Juinagar, Navi Mumbai-400706				
Location of Sampling	:	Near Project Office				
Date of Sampling	:	25/03/2026				
Sampling Time	:	10:00 to 18:00 hr.	**Duration**	:	08 Hr.	
Sample Drawn By	:	AESPL	**Transported By**	:	AESPL	
Date of Sample Receipt	:	26/03/2026	**Sample Identification**	:	A-26/03/110	
Sample Quantity & Container	:	SO_2:1 Bottle; NO_2:1 Bottle; PM_{10}-1; $PM_{2.5}$-1				
Date of Sample Analysis	:	26/03/2026 to 01/04/2026				
Sampling Environmental Conditions	:	Temperature:27-30°C; Rain fall: No; P_{bar}: 756 mmHg.				
Transportation Condition	:	Bottles < 5°C	Filter papers in plastic	Bladder at ambient temp.		
Sampling Equipment	:	RDS-I-17 & FDS-I-17				
Calibration Status	:	Calibration on 22/11/2025 due on 21/11/2026 Calibration on 23/11/2025 due on 22/11/2026				
Project/ Job number	:	---				
Reference of Sampling	:	AESPL/LAB/QR/7.3.3/R-03				
Method of Sampling & Preservation	:	AESPL/LAB/SOP/7.3.1/A-01				
Environmental Condition while Testing	:	Ambient Temperature: 28.3°C and Humidity: 49%				

Sr. No.	Parameter	Result	Limits	Unit	Method of Analysis
1.	Sulphur dioxide as SO_2	21.3	80 *	µg/m³	IS 5182 (Part 2/Sec 1)
2.	Nitrogen dioxide as NO_2	33.5	80 *	µg/m³	IS 5182 (Part 6)
3.	PM_{10}	79.1	100 *	µg/m³	IS 5182 (Part 23)
4.	$PM_{2.5}$	25.0	60 *	µg/m³	IS 5182 (Part 24)
5.	Carbon monoxide as CO	0.53	04 **	mg/m³	IS 5182 (part 10)

[#] Specified under National Ambient Air Quality Standards by CPCB:
[*] 24 hourly monitoring values; [**] 1 hourly monitoring values; [***] Annual monitoring values.

Conformity Statement: The monitoring undertaken indicates that Ambient Air Quality Values for monitored parameters are within the levels stipulated under National Ambient Air Quality Standards (NAAQS)2009.

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ADITYA ENVIRONMENTAL SERVICES PVT. LTD. RASAYANI

Himani P. Joshi
(Report Reviewed By)

Reshma S. Patil.
(Authorized Signatory)

-End of Test Report-

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Laboratory: P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: pglab@aespl.co.in
Tel: 9112844844, **CIN**: U74999MH2001PTC132101 **UDYAM**-MH-19-0029787
TC-7085

Test Report
(Noise)

Ref. No.: AESPL/LAB/C/N-26/03/151 **Issue Date:**30/03/2026

Name of Customer & Contact Details	:	Newfound Properties & Leasing Pvt. Ltd			
Name of Site	:	NEFP - G.D.Herdillia Plot, Juinagar, PLOT NO. GEN 2/1/E, GEN 2/1/F, TTC Industrial Area, MIDC, Juinagar			
Discipline & Group		Chemical**:** Atmospheric Pollution			
Description of Sample	:	Ambient Noise			
Location Details	:	At the Periphery of Site			
Date of Sampling	:	25/03/2026	**Period of Sampling**	:	Spot
Start & End Time of Sampling	:	11.20Hr - 11.40Hr	**Start & End Time of**	:	20.10Hr-21.30Hr
Monitored By	:	AESPL	**Transported By**	:	AESPL
Date of Data Receipt	:	26/03/2026	**Sample Identification**	:	N-26/03/151
Environmental Condition	:	**Climate:** Clear	**Ambient Temp:** 27^{0}C - 34^{0}C		
Transportation Condition	:	Noise Data sheet is kept in folder and safely transported to laboratory			
Sampling Equipment	:	Noise meter - Centre C-390 SL-I-06			
Calibration Status	:	Calibrated on 04/10/2025; calibration due on 03/10/2026			
Project/ Job Number	:	---			
Reference of Sampling	:	AESPL/LAB/QR/7.3.3/R-03			
Method of Sampling	:	IS 9989			

Sr. No.	**Location**	**Noise Day Time dB(A)**	**Noise Nighttime dB(A)**
1.	Near Project Office	58.6	54.5
2.	Behind MIDC Road	61.7	53.5
3.	Main Gate	63.5	54.1
4.	Labour Colony	62.8	54.6
5.	Building No.10	64.0	53.2
Limit as per EP Act for commercial area		**65**	**55**

Conformity Statement: Noise Levels at all locations are found below the stipulated limits.

Note:

1. The test report shall not be reproduced except in full, without written approval of laboratory.
2. Results relate only to the items tested.
3. Any query related to this report will be entertained within 15 days of the report issue date only and the sample will also be retained for the same period.

ADITYA ENVIRONMENTAL SERVICES PVT. LTD. RASAYANI

Himani P. Joshi.
(Report Reviewed By)

Reshma S. Patil.
(Authorized Signatory)

-End of Test Report-

ADITYA ENVIRONMENTAL SERVICES PVT. LTD.
Testing Laboratory is certified by **ISO 9001:2015&ISO 45001:2018**
"Recognized under The Environment (Protection) Act, 1986" valid up to 24.04.2027
Laboratory: P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: pglab@aespl.co.in
Tel: 9112844844, **CIN**: U74999MH2001PTC132101 **UDYAM**-MH-19-0029787
TC-7085

Test Report
(Water)

Ref. No.: AESPL/LAB/C/W-26/03/312 **Issue Date:** 30/03/2026

Name of Customer & Contact Details	:	Newfound Properties & Leasing Pvt. Ltd. Jui Nagar			
Name of Site	:	NEFP - G.D. Herdillia Plot, Juinagar plot no. GEN 2/1/E, GEN 2/1/F TTC industrial area, MIDC, juinagar navi mumbai-400706			
Nature of Sample	:	Drinking water	**Location of Sample**	:	Labour colony
Date of Sample Drawn	:	25/03/2026	**Time of Sample Drawn**	:	11.30 am
Sample Drawn By	:	AESPL	**Transported By**	:	AESPL
Date of Sample Receipt	:	26/03/2026	**Sample Identification**	:	W- 26/03/312
Sample Quantity & Container	:	F-1 lit; Plastic can.			
Date of Sample Analysis	:	26/03/2026 to 28/03/2026			
Environmental Conditions at site	:	Water Temperature: 26°C, Air Temperature: 31°C, surrounding was clean.			
Transportation Condition	:	Water Temperature: < 6°C, Cold storage.			
Project/ Job number	:	--			
Reference of Sampling	:	AESPL/LAB/QR/7.3.3/R-03			
Method of Sampling & Preservation	:	AESPL/LAB/SOP/7.3.1/W-01			
Environmental Condition while Testing	:	Ambient Temperature: 32.4°C and Humidity: 42%			

Sr. No.	**Parameter**	**Result**	**Limits (IS 10500:2012)**		**Method of Analysis**
			Acceptable	Permissible	
1.	Colour, Hazen	<5.0	5 Max	15 Max	IS-3025(P- 4)
2.	pH@25°C	7.0	6.5 – 8.5	No relaxation	IS-3025(P-11)
3.	Hardness as $CaCO_3$, mg/l	66	200 Max	600 Max	IS-3025(P-21)
4.	Iron as Fe, mg/l	0.030	0.3 Max	No relaxation	IS-3025(P-53)
5.	Chloride as Cl^-, mg/l	16	250 Max	1000 Max	IS-3025(P-32)
6.	Fluoride as F^-, mg/l	0.32	1.0 Max	1.5 Max	IS-3025(P-60)
7.	Odour	Agreeable	Agreeable	Agreeable	IS-3025(P-5)
8.	Turbidity, NTU	< 1.0	1 Max	5 Max	IS-3025(P-10)
9.	Residual Chlorine, mg/l	0.4	0.2 Min	1.0 Min	IS-3025(P-26)

Conformity Statement: Water sample is **pass** as per IS 10500:2012 w.r.t. above mentioned tests.

Note:

1. The test report shall not be reproduced except in full, without written approval of laboratory.
2. Results relate only to the items tested.
3. Any query related to this report will be entertained within 15 days of the report issue date only and the sample will also be retained for the same period.

ADITYA ENVIRONMENTAL SERVICES PVT. LTD. RASAYANI

Himani P. Joshi.
(Report Reviewed By)

Reshma S. Patil.
(Authorized Signatory)

-End of Test Report-

ADITYA ENVIRONMENTAL SERVICES PVT. LTD.
Testing Laboratory is certified by **ISO 9001:2015&ISO 45001:2018**
"Recognized under The Environment (Protection) Act, 1986" valid up to 24.04.2027
Laboratory: P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: pglab@aespl.co.in
Tel: 9112844844, **CIN**: U74999MH2001PTC132101 **UDYAM**-MH-19-0029787
TC-7085

Test Report
(Microbiology – Water)

Ref. No.: AESPL/LAB/B/Mw-26/03/288 **Issue Date:** 31/03/2026

Name of Customer	:	Newfound Properties & Leasing Pvt. Ltd. Juinagar.			
Name of Site	:	NEFP - G.D. Herdillia Plot, Juinagar plot no. GEN 2/1/E, GEN 2/1/F TTC industrial area, MIDC, Juinagar, Navi Mumbai- 400706			
Nature of Sample	:	Drinking water	**Location of Sample**	:	Near Labour colony
Date of Sample Drawn	:	25/03/2026	**Time of Sample Drawn**	:	11:30 am
Sample Drawn By	:	AESPL	**Transported By**	:	AESPL
Date of Sample Receipt	:	26/03/2026	**Sample Identification**	:	Mw- 26/03/288
Sample Quantity & Container	:	250 ml; Glass bottle.			
Date of Sample Analysis	:	26/03/2026 to 27/03/2026			

Environmental Conditions at site	:	Surrounding area is clean.
Transportation Condition	:	Water Temperature: < 6°C, Cold storage.
Project/ Job number	:	--
Reference of Sampling	:	AESPL/LAB/QR/7.3.3/R-03
Method of Sampling & Preservation	:	AESPL/LAB/SOP/7.3.1/M-01
Environmental Condition while Testing	:	Ambient Temperature: 23.0°C and Humidity: 49 %

Sr. No.	**Parameter, Unit**	**Result**	**Limits as per: IS 10500:2012**	**Method of Analysis**
1.	Coliform/100ml	Absent /100ml	Absent /100ml	IS:15185:2016
2.	E-coli/100ml	Absent /100ml	Absent/100ml	IS:15185:2016

Conformity Statement: Water sample is **Pass** as per IS 10500: 2012 w. r. t. above mentioned tests.

Note:

1. The test report shall not be reproduced except in full, without written approval of laboratory.
2. Results relate only to the items tested.

ADITYA ENVIRONMENTAL SERVICES PVT. LTD. RASAYANI

Himani P. Joshi
(Report Reviewed By)

N. K Shendye
(Authorized Signatory)

-End of Test Report-

ADITYA ENVIRONMENTAL SERVICES PVT. LTD.
Testing Laboratory is certified by **ISO 9001:2015&ISO 45001:2018**
"Recognized under The Environment (Protection) Act, 1986" valid up to 24.04.2027
Laboratory: P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: pglab@aespl.co.in
Tel: 9112844844, **CIN**: U74999MH2001PTC132101 **UDYAM**-MH-19-0029787
TC-7085

Test Report
(Soil)

Ref. No.: AESPL/LAB/C/S-26/03/43 **Issue Date:** 02/04/2026

Name of Customer & Contact Details	:	Newfound Properties & Leasing Pvt. Ltd			
Name of Site	:	NEFP - G.D. Herdillia Plot, Juinagar, PLOT NO. GEN 2/1/E, GEN 2/1/F, TTC Industrial Area, MIDC, Juinagar, Navi Mumbai-400706			
Nature of Sample	:	Soil	**Location of Sample**	:	Building No. 10
Date of Sample Drawn	:	25/03/2026	**Time of Sample Drawn**	:	11:10 am
Sample Drawn By	:	AESPL	**Transported By**	:	AESPL
Date of Sample Receipt	:	26/03/2026	**Sample Identification**	:	S-26/03/43
Sample Quantity & Container	:	1kg; PG bag & Aluminum container			
Date of Sample Analysis	:	26/03/2026 to 01/04/2026			
Environmental Conditions at site	:	**Area**: Clean, **Colour**: Brown			
Transportation Condition	:	Kept soil in polythene bag in a dry place			
Project/ Job number	:	--			
Reference of Sampling	:	AESPL/LAB/QR/7.3.3/R-03			
Method of Sampling & Preservation	:	AESPL/LAB/SOP/7.3.1/S-01			
Environmental Condition while Testing	:	Ambient Temperature: 31.2°C and Humidity: 48 %			

Sr. No	Parameter with Unit	Result		Method of analysis
1.	pH@25^{0}C	6.82		IS 2720 (part 26)
2.	Conductivity, µS/cm	92.6		IS 14767
3.	Water content, %	15.7		IS 2720 (part 2)
4.	Organic Carbon, %	0.21		IS 2720 (part 22)
5.	Available Nitrogen, %	0.010		Soil Testing in India Ministry of Agriculture, Government of India, January
6.	Available Phosphorus, kg/ha	75.5		
7.	Available Sulphur, mg/kg	22.6		
8.	Calcium; Ca, meq/l	43.4		
9.	Magnesium; Mg, meq/l	15.7		
10.	Potassium as K, kg/ha	70		
11.	Sodium; Na, mg/kg	50		IS 9497
12.	Zinc as Zn, mg/kg	< 0.2		EPA Method 3050 B. 2
13.	Nickel as Ni, mg/kg	< 0.2		EPA Method 3050 B. 2
14.	Chromium; Cr, mg/kg	< 0.2		EPA Method 3050 B. 2
15.	Iron as Fe, mg/kg	< 0.2		EPA Method 3050 B. 2
16.	Texture, %	Coarse	18	AESPL/LAB/SOP/7.2.1.2/S-17; 01.07.22
		Clay	38	
		Silt	18	
		Fine sand	26	

Note:

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Himani P. Joshi.
(Report Reviewed By)

Reshma Patil
(Authorized Signatory)

-End of Test Report-

सत्यमेव जयते

File No: SIA/MH/INFRA2/495143/2025

Government of India

Ministry of Environment, Forest and Climate Change

(Issued by the State Environment Impact Assessment Authority(SEIAA), MAHARASHTRA)

****

Date **20/11/2025**

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: Grant of prior Environmental Clearance (EC) to the proposed project under the provision of the EIA Notification 2006 -regarding.

Sir/Madam,

This is in reference to your application submitted to SEIAA vide proposal number SIA/MH/INFRA2/495143/2025 dated 18/08/2025 for grant of prior Environmental Clearance (EC) to the proposed 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.	EC24B3813MH5474591N
(ii) File No.	SIA/MH/INFRA2/495143/2025
(iii) Clearance Type	Fresh EC
(iv) Category	B1
(v) Project/Activity Included Schedule No.	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) Name of Company/Organization	NEWFOUND PROPERTIES AND LEASING PVT LTD
(ix) Location of Project (District, State)	THANE, MAHARASHTRA
(x) Issuing Authority	SEIAA

(xi) Applicability of General Conditions as per EIA Notification, 2006	No

Plot/Survey Khasra Nos.:

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A, B and C)/ EIA & EMP Reports were submitted to the SEIAA for an appraisal by the SEIAA under the provision of EIA notification 2006 and its subsequent amendments.
4. The above-mentioned proposal has been considered by SEIAA in the meeting held on . 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 or through the following web link click here.
5. The brief about configuration of products and byproducts as submitted by the Project Proponent in orm-1 (Part A, B and C)/ EIA & EMP Reports / presented during SEIAA are annexed to this EC as Annexure (1).
6. The SEIAA, in its meeting held on , based on information submitted viz: Form 1 (Part A, B and C), EIA/EMP report etc & clarifications provided by the project proponent and after detailed deliberations on all technical aspects and public hearing issues and compliance thereto furnished by the Project Proponent, recommended the proposal for grant of Environment Clearance under the provision of EIA Notification, 2006 and as amended thereof subject to compliance of Specific and Standard EC conditions as given in this letter.
7. The SEIAA has examined the proposal in accordance with the provisions contained in the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and based on the recommendations of the State Environment Impact AssessmentAuthority(SEIAA) Appraisal Committee hereby accords Environment Clearance to the instant proposal of M/s. Nikhil Mehta under the provisions of EIA Notification, 2006 and as amended thereof subject to compliance of the Specific and Standard EC conditions as given in Annexure (1)
8. The Ministry reserves the right to stipulate additional conditions, if found necessary.
9. The Environmental Clearance to the aforementioned project is under provisions of EIA Notification, 2006. It does not tantamount to approvals/consent/permissions etc. required to be obtained under any other Act/Rule/regulation. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes, as applicable, to the project.
10. The Project Proponent is under obligation to implement commitments made in the Environment Management Plan, which forms part of this EC.
11.
12. General Instructions:

(a) The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEF&CC/SEIAA website where it is displayed.
(b) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
(c) The project proponent shall have a well laid down environmental policy duly approved by the Board of Directors (in case of Company) or competent authority, duly prescribing standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions.
(d) Action plan for implementing EMP and environmental conditions along with responsibility matrix of the project proponent (during construction phase) and authorized entity mandated with compliance of conditions (during perational phase) shall be prepared. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Six monthly progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six-Monthly Compliance Report.
(e) Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
(f) The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data /

information/monitoring reports.

(g) Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

13. This issues with the approval of the Competent Authority

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.</td></tr>
<tr><td>2.</td><td>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</td></tr>
<tr><td>3.</td><td>PP to obtain revised NOCs (i) SWM NOC, (ii) Water NOC , (iii) Tree NOC , (iv) Civil aviation NOC, (v) Drainage remarks. The planning authority shall not issue commencement certificate unless PP obtains all NOCs.</td></tr>
<tr><td>4.</td><td>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</td></tr>
<tr><td>5.</td><td>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.</td></tr>
<tr><td>6.</td><td>PP to complete tree plantation within the site during construction phase.</td></tr>
<tr><td>7.</td><td>PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.</td></tr>
</table>
</td></tr>
</table>

Annexure 2

Details of the Project

S. No.	Particulars	Details
a.	Details of the 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

S. No.	Particulars	Details
b.	Latitude and Longitude of the project site	19.04876386268683,73.02191220937507 19.05338984996627,73.0324219889316
c.	Land Requirement (in Ha) of the project or activity	**Nature of Land involved** / **Area in Ha** Non-Forest Land (A) / 23.78 Forest Land (B) / 0 Total Land (A+B) / 23.78
d.	Date of Public Consultation	Public consultation for the project was held on
e.	Rehabilitation and Resettlement (R&R) involvement	NO
f.	Project Cost (in lacs)	250200
g.	EMP Cost (in lacs)	25030
h.	Employment Details	

Details of Products & By-products

Name of the product /By-product	Product / By-product	Existing	Proposed	Total	Unit	Mode of Transport / Transmission
FSI area	Product	362992.2	20270.43	383262.63	sqm	Road
Non FSI area	Product	309033.35	253.95	309287.3	sqm	Road
Total construction area	Product	672025.55	20524.38	692549.93	sqm	Road
bldg nos	Product	18	0	18	bldg nos	Road

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/495143/2025
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 : Environmental 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/INFRA2/495143/2025

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 248th meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 309th (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 14th October, 2025.

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

Sr. No.	Description	Details	
1	Proposal Number	**SIA/MH/INFRA2/495143/2025**	
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.	Environmental Clearance dated vide letter no. SIA/MH/INFRA2/410004/2022 dated 18.05.2023 for Total construction area 6,72,025.55 sqm	
19	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)	163542.10 sqm sqm is constructed at site as per EC	

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	28.30	B2- (IT building)	Part Stilt + 4 Office	28.30	OC received.

		Flrs. + Part 5th			Flrs. + Part 5th		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	9.45	B9- Residential Club	G+1 floors	10.35	change in height. Work not started
	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 + 26 Floors + (Part	94.05	Vertical expansion with 3 additional floors. Work

		+ (Part basement for services)			basement for services)		started for tower area for Parking 3 + Parking 4 + Parking 5
	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 + 26 Floors + (Part basement for services)	92.20	Vertical expansion with 3 additional floors. Work started for tower area for Parking 4 + Parking 5 + part E deck of the tower area
	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)	113.90	change in height by 3.45 m. work Not started.
	B14-Residential Tower - T3	Parking 2 + Parking 3 + Parking 4 + Parking 5 + E-deck + 23 Floors + (Part basement for services)	85.05	B14-Residential Tower - T3	Parking 2 + Parking 3 + Parking 4 + Parking 5 + E-deck + 33 Floors + (Part basement for services)	115.40	Vertical expansion with 10 additional floors. Excavation work started.
	B15-Residenti	Parking 2 + Parking 3 +	120.50	B15-Residential Tower – T10	Parking 2 + Parking 3 + Parking 4 +	117.05	change in height by 3.45 m.

	al Tower – T10	Parking 4 + Parking 5 + E-deck + 33 Floors + (Part basement for services)			Parking 5 + E-deck + 33 Floors + (Part basement for services)		Excavation work started.
	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. work Not started.
	Visitor Management Centre	G+1 floors	9.00	Visitor Management Centre	G+1 floors	9.0	No change. work Not started.
	GIS Substation	G+2 floors	15.50	GIS Substation	G+2 floors	15.40	No change. Work completed at site
	Foot Over Bridge			Foot Over Bridge			No change. work Not started.
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	
		Constructio n 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 kg/annum	Will be collected and sent to MIDC authorized recyclers.	

		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 HSD tanks -80 KL x 14 nos (1120 KL) only Data B5 a & b
33	Energy Efficiency	IT bldgs. a) Total Energy saving (%):10% b) Solar energy (%):5% Resi bldg. a) Total Energy saving (%):21% b) Solar energy (%):5% (110 kw)
34	D.G. set capacity	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
35	No. of 4-W & 2-W Parking with 25% EV	4W- 6533 No's 2W- 552 No's
36	No. & capacity of Rain water harvesting tanks /Pits	IT bldg. + retail-806 cum Data centre- 14 recharge pits Resi-350 cum
37	Project Cost in (Cr.)	Rs 2502 Cr

38	EMP Cost	Construction phase-

Parameter	Description & Criteria	Capital Cost in lakhs	Recurring cost in Lakhs/year
Water for dust suppression	During the construction phase, water will be required for sprinkling for suppression of dust and for construction purpose. Dust suppression machines + suppressant	10 4 nos of DS machine	80
Sensors based AQMS		4	0.5
Shade net		35	0.5
Wind breakers for storage areas	Barrication for cement and goods storage areas	2.5	0.1
Tyre washing stations	Pit and grills for vehicles	2	1
CnD Waste chutes		4.5	0.1
Noise Monitoring	noise on daily basis.	1.2	0
Soil erosion control	Cleaning and maintaining the site.	0.2	0.1
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	5	8

	labors & Mobile STP		
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 of earlier EC and proposed expansion as submitted by the PP is as below,

Sr.no	Particulars	EC received dated 18/05/2023	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) = 15268.25sqm	Decrease in deductions
3	Net Plot area	2,12,668.22 sqm	222591.98sqm	Increase in net plot area
4	Project cost	Rs 2377.54 Cr	Rs 2502 Cr	Increase in project cost
5	FSI	3,62,992.20 sqm	3,83,262.63 sqm	Increase in Total construction area due to addition of floors in residential Rest all the buildings remains same
6	Non FSI	3,09,033.35 sqm	3,09,287.30 sqm	
7	Total construction area	6,72,025.55 sqm	6,92,549.93 sqm	
8	Ground Coverage	51,281.68 sqm (24%)	51,281.68 sqm (24%)	No change

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	9.45	B9-Residential Club	G+1 floors	10.35	change in height. Work not started
	B10-Residential Tower - T2	Parking 3 + Parking 4 + Parking 5 + E-deck + 23 Floors + (Part basement for services)	85.05	B10-Residential Tower - T2	Parking 3 + Parking 4 + Parking 5 + E-deck + 26 Floors + (Part basement for services)	94.05	Vertical expansion with 3 additional floors. Work started for tower area for Parking 3 + Parking 4 + Parking 5
	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 + 26 Floors + (Part basement for services)	**92.20**	Vertical expansion with 3 additional floors. Work started for tower area for Parking 4 + Parking 5 + part E deck of the tower area
	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)	**113.90**	change in height by 3.45 m. work Not started.
	B14-Residential Tower - T3	Parking 2 + Parking 3 + Parking 4 + Parking 5 + E-deck + 23 Floors + (Part	85.05	B14-Residential Tower - T3	Parking 2 + Parking 3 + Parking 4 + Parking 5 + E-deck + 33 Floors +	**115.40**	Vertical expansion with 10 additional floors.

		basement for services)			(Part basement for services)		Excavation work started.
	B15- Residential Tower – T10	Parking 2 + Parking 3 + Parking 4 + Parking 5 + E-deck + 33 Floors + (Part basement for services)	120.50	B15- Residential Tower – T10	Parking 2 + Parking 3 + Parking 4 + Parking 5 + E-deck + 33 Floors + (Part basement for services)	**117.05**	change in height by 3.45 m. Excavation work started.
	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. work Not started.
	Visitor Management Centre	G+1 floors	9.00	Visitor Management Centre	G+1 floors	9.0	No change. work Not started.
	GIS Substation	G+2 floors	15.50	GIS Substation	G+2 floors	15.40	No change. Work completed at site
	Foot Over Bridge			Foot Over Bridge			No change. work Not started.
10	**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- 1017 no's			Increase in residential Tenements
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 -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 -6072 nos, **Total- 38405 nos**			Increase in Residential Population

12	**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- 697 KLD Retail +VMS – 30 KLD, Landscaping- 361 KLD, Total- 2555 KLD	Increase in environmental parameters due to increase in Residential Population
13	**Sewage generation**	IT + food Court - 1379 KLD, Data Centre- 4 KLD, Resi- 569 KLD, Retail + VMS – 28 KLD Total- 1981 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 - 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 - 715 KLD (310 KLD + 405 KLD), Retail +VMS – 30 KLD Total- 2215 KLD	
15	**Total solid waste generation**	Dry waste – 6675 kg/day Wet waste – 3948 kg/day Total solid waste – 10623 kg/day	Dry waste – 6911 kg/day Wet waste – 4302 kg/day Total solid waste – 11213 kg/day	Increase in environmental parameters due to increase in Residential Population
16	**RG area**	Rg required (20%) - 42533.64 sqm Rg provided (20%) – 42533.64 sqm	Rg required (10%) – 222591.98 sqm Rg provided (20%) – 44609.89 sqm	As per MIDC rule required RG is reduced from 20% to 10%
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	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-	Increase in environmental parameters due to increase in Residential Population

		Resi- Connected load – 6.71 MW Maximum demand- 3.98 MVA Total- Connected load – 195.54 MW Maximum demand- 171.40 MVA	Connected load – 196.23 MW Maximum demand- 170.76 MVA	
18	**Parking**	4W-6385 nos 2W-548 nos	4W-6533 nos 2W-552 nos	Increased
	Particular	EC received dated 18/05/2023	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. Proposal is an expansion of existing construction project. PP has obtained earlier EC vide Letter No. SIA/MH/INFRA2/410004/2022 dated 18.05.2023for total BUA of 6,72,025.55 m2. Proposal was considered by SEIAA in its 309th (Day-1) meeting held on 14th October, 2025 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 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.
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 (i) SWM NOC, (ii) Water NOC , (iii) Tree NOC , (iv) Civil aviation NOC, (v) Drainage remarks. The planning authority shall not issue commencement certificate unless PP obtains all NOCs.
4. 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
5. 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.
6. PP to complete tree plantation within the site during construction phase.
7. PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.

B. SEIAA Conditions-

1. PP has provided mandatory RG area of 22,259.20 m2 on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. This EC is excluding for building B4, B5 (a) & b, B6 and B8 as PP has not obtained IOD/approval.
3. Project is cleared as Zero Liquid Discharge project.
4. The planning authority shall not issue commencement certificate unless PP obtains all NOCs.
5. 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.
6. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
7. In view of Maharashtra Electric Vehicle Policy, 2025, PP to provide electric vehicle D. C. Charger for 20 % of total parking provided, the number of D. C. Chargers should be worked out as provided in Niti Ayog Handbook of EV charging infrastructure implementation.
8. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA III dt.04.01.2019.
9. SEIAA decided to grant EC for-FSI-1,77,110.53 m2, Non FSI- 1,43,293.41 m2, total BUA-3,20,403.94m2. (Plan approval No. EE/Dn.II/MHP/SPA/I/33651/of 2023 dated 28/12/2023) (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 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. 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, 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. 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.

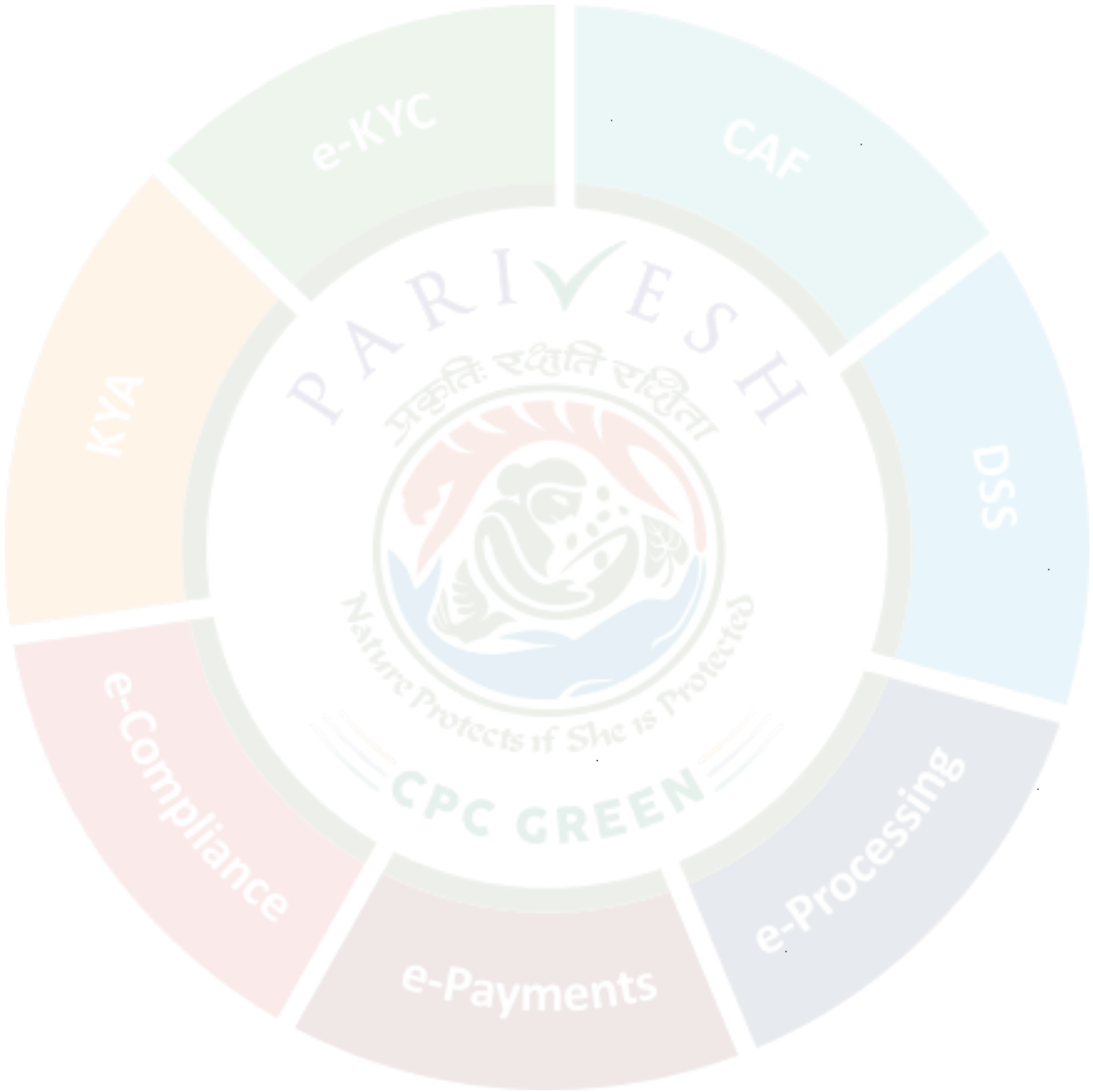
8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its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

Jayashree Bhoj
(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.



Signed by
Jayashree Shrikant Bhoj
Date: 20-11-2025 22:22:09
Reason: Verified and signed

ANNEXURE II

By Speed Post

F. No. 21-432/2007-IA.III
Government of India
Ministry of Environment and Forests
(I.A. Division)

Paryavaran Bhawan,
CGO Complex, Lodhi Road
New Delhi 110510
Dated: February 05, 2008

To,

M/s New Found Properties & Leasing Pvt. Ltd.
Construction House "A",
24th Road, Khar (West),
Mumbai 400052

Subject:Environmental Clearance for proposed construction of Information Technology Park in Trans- Thane Creek Industrial Area, MIDC, Jui Nagar, Navi Mumbai.

Sir,

I am directed to refer to your application seeking prior environmental clearance for the above project under the EIA Notification 2006. The above proposal has been appraised as per prescribed procedure on the basis of the mandatory documents enclosed with the application viz. Form 1 & 1 A, and Conceptual plan and the additional clarifications furnished in response to the observations of the Additional Expert Appraisal Committee constituted by the competent authority in its 21st meeting held on 12-14 September 2007.

2. The project proponent is proposing for Construction of Information Technology Park at Plot No. Gen 2/1 D, Gen 2/1/E, Gen 2/1/F in Trans- Thane Creek Industrial Area, MIDC, Jui Nagar, Navi Mumbai at a cost of Rs.533.61 crores. The proposed construction will consist of IT Park comprising of 15 buildings of two types. Type "A" buildings (10 Nos.) will have ground plus one level parking and 8 Floors. Type "B" buildings (5 Nos.) will have ground plus one level parking and 7 Floors. The total plot area is 2,37,807.23 sq. m. The total gross built up area as indicated is 4,16,221 sq. m. Total fresh water requirement will be 4050 cu.m./day including recycled water and total wastewater generation from the project will be 2709 cu. m./day. One STP for each building (15 Nos.) will be provided separately having capacity ranging between 95-180 cu.m. /day to treat wastewater generated from the IT Park. The treated waste water will be used for landscaping, cooling and flushing purpose in the project area. The total solid waste generated will be 23,000 kg/day. Vermi-composting of biodegradable waste will be done and Non-biodegradable waste will be handed over to

authorized vendors for recovery of re-cyclable material. The parking space proposed to be provided for parking of 4275 cars.

3. The documents submitted along with the application predict that there will be temporary and negligible effect on the Air quality during construction as well as operation phase. There will be minimum and temporary impact on ambient noise level during construction as well as operation phase. There will be positive impact on land use pattern due to landscaping and greenbelt development. Plantation of trees and development of recreational area, surrounding area will have positive impact on overall land use.

4. The additional EAC after due consideration of the relevant documents submitted by the project proponent and additional clarifications furnished in response to its observations have awarded "Gold" grading and recommended the grant of environmental clearance for the project mentioned above subject to compliance with the EMP and other stipulated conditions Accordingly, the Ministry hereby accords necessary environmental clearance under category 8(b) for the project subject to the strict compliance with the specific and general conditions mentioned below,

PART A- .SPFCIFIC CONDITIONS

I. <u>Construction Phase</u>

i. Consent for establishment shall be obtained from the State Pollution Control Board/Pollution Control Committee under Air and Water Act and a copy of the same shall be submitted to the Ministry before start of any construction work at site.
ii. For disinfection of waste water ultra violet radiation shall be used in place of chlorination.
iii. Vehicles hired for construction activities should be operated only during non-peak hours.
iv. All the top soil excavated during construction activities should be stored for use in horticulture/landscape developments within the project site.
v. Ready mixed concrete shall be used in building construction.
vi. Water demand during construction shall be reduced by use of pre mixed concrete, curing agents and other best practices.
vii. Permission to draw ground water shall be obtained from competent authority prior to construction/operation of the project.
viii. Separation of gray and black water should be done by the use of duel plumbing line. Treatment of 100% gray water by decentralized treatment should be done.
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. Use of glass may be reduced upto 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.

xi. Roof should meet the prescriptive requirement as per energy conservation building code by using appropriate thermal insulation material to fulfill requirement.

xii. Opaque wall should meet prescriptive requirement as per energy conservation building code which is proposed to be mandatory for all air conditioned spaces while it is aspirational for non air conditioned spaces by use of appropriate thermal insulation to fulfill requirement.

xiii. Storm water control and its reuse should be as per Central Ground Water Board and BIS standards for various applications.

xiii. Necessary approval of competent authority of State Forest Department shall be obtained before starting construction.

xiv All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.

xv. Soil and ground water samples will be tested to ascertain that there is no threat to groundwater quality by leaching of heavy metals and other toxic contaminants.

xvi A First Aid Room will be provided at the project site both during construction and operation of the project.

xvii Adequate drinking water and sanitary facilities should be provided for construction workers at the site. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.

xviii Disposal of muck including excavated material during construction phase should not create any adverse effects on the neighboring communities and be disposed off taking the necessary precautions for general safety and health aspects of people.

xix Diesel power generating sets used during construction phase should be of "enclosed type" to prevent noise and should conform to rules made under Environment (Protection) Act 1986, prescribed for air and noise emission standards.

xx Ambient noise levels should conform to standards both during day and night when measured at boundary wall of the premises. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase.

xxi. The construction agencies shall use flyash based material/ products as per the provisions of fly ash notification of 14.9.1999 and as amended on 27.8.2003.

xxii Vehicles hired for bringing construction material at site should be in good condition and should have valid "pollution under check"(PUC) certificate and to conform to applicable air and noise emission standards and should be operated only during non-peaking hours.

xxiii Construction spoils including bituminous material and other hazardous materials must not be allowed to contaminate water courses and the dump sites for such material must be secured so that they should not leach into the ground water.

xxiv Any hazardous waste generated during construction phase should be disposed of as per applicable Rules & norms with necessary approvals of the Maharashtra Pollution Control Board.

xxv 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.

xxvi 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 had started without obtaining environmental clearance.

II. Operation Phase

The environmental clearance recommended to the project is subject to the specific conditions as follows:

i. Necessary permission of competent authority shall be taken to store diesel in the premises for operation of DG set.

ii. Diesel power generating sets proposed as source of back up power for lifts and common area illumination should be of "enclosed type" and conform to rules made under Environment (Protection) Act 1986, prescribed for air and noise emission standards as per CPCB guidelines. Exhausts should be discharged by stack, raised to 4 meters above the rooftop.

iii. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.

iv. Noise barriers should be provided at appropriate locations so as to ensure that the noise levels do not exceed the prescribed standards.

v. Weep holes in the compound walls shall be provided to ensure natural drainage of rainwater in the catchment area.

vi. The sewage treatment plants of adequate capacity should be provided to treat sewage generated from each building separately and it should be certified by an independent expert for adequacy as well as efficiency and should submit a report in this regard to the Ministry before the project is commissioned for operation. The wastewater should be treated to tertiary level and after treatment reused for flushing, cooling and landscaping. Discharge of treated sewage shall conform to the norms & standards prescribed by Maharashtra State Pollution Control Board.

vii. Rainwater harvesting and ground water recharging shall be practiced. Oil & Grease trap shall be provided to remove oil and grease from the surface run off and suspended matter shall be removed in a settling tank before its utilization for rainwater harvesting.

viii. The solid waste generated should be properly collected & segregated. Wet garbage should be composted and dry/inert solid waste should be disposed off to approved sites for land filling after recovering recyclable material.

ix Any hazardous waste including biomedical waste should be disposed of as per applicable Rules & norms with necessary approvals of the Maharashtra State Pollution Control Board.

x The green belt design along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous variety.

xi Incremental pollution loads on the ambient air quality, noise and water quality should be periodically monitored after commissioning of the project.

xii. The ground water levels and its quality should be monitored regularly in consultation with Central Ground Water Authority.

xiii. A Report on the energy conservation measures should be prepared incorporating details about building materials & technology, R & U Factors etc and submitted to the Ministry in three months time.

xiv. The values of R & U for the building envelope should meet the requirements of the hot & humid climatic location. Details of the building envelope should be worked out and furnished in three months time.

xv. Energy conservation measures like installation of solar panels for lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning.

PART – B. GENERAL CONDITIONS

i) This environmental clearance is subject to Hon'ble Supreme Court's decision regarding siting of project near wildlife sanctuary.

ii) The environmental safeguards contained in the documents should be implemented in letter and spirit.

iii) Provision should be made for the supply of kerosene or cooking gas and pressure cooker to the laborers during construction phase.

iv) All the laborers to be engaged for construction works should be screened for health and adequately treated before the issue of work permits.

v) 6 monthly monitoring reports should be submitted to the Ministry and its Regional Office.

5. Officials from the Regional Office of MOEF, Bhopal who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents / data by the project proponents during their inspection. A complete set of all the documents submitted to MoEF should be forwarded to the CCF, Regional office of MOEF, Bhopal.

6. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.

7. The Ministry reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environment clearance under the provisions of the Environment (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.

8. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department (if required), State Forest Department, CRZ Rules, Wildlife Act 1972, etc. shall be obtained by project proponents from the competent authorities.

9. A copy of the environmental clearance letter would be marked to the local NGO(s) for their information.

10. The project proponent should advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded environmental clearance and copies of clearance letters are available with the Maharashtra State Pollution Control Board and may also be seen on the website of the Ministry of Environment and Forests at http://www.envfor.nic.in. The advertisement should be made within 7 days from the day of issue of the clearance letter and a copy of the same should be forwarded to the Regional office of this Ministry at Bhopal.

11. These stipulations would be enforced among others under the provisions of the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and control of Pollution) act 1981, the Environment (Protection) Act, 1986 and the Public Liability (Insurance) Act, 1991.

12. The project authority shall enter in to MOU with all buyers of the property to ensure operation and maintenance of the assets of the buildings.

(K.C. RATHORE)
Additional Director (IA)
rathore27@yahoo.com
Tele: 24360789

Copy to: -

1. The Secretary, Department of Environment, Government of Maharashtra, New Administrative Building, 15th Floor, Opp. Mantralaya, Mumbai.
2. The Member Secretary, Maharashtra State Pollution Control Board, Kalptaru Point, 3rd Floor, Near Sion Circle Opp. Cine Planet Cinema, Sion(E), Mumbai.
3. The CCF, Regional Office, Ministry of Environment & Forests, Bhopal.
4. IA - Division, MOEF, New Delhi - 110001.
5. Guard file.

(K. C. RATHORE)
Additional Director (IA)

Government of Maharashtra

File. 21-432/2007-IA.III
Environment department,
Room No. 217, 2nd floor,
Mantralaya Annexe,
Mumbai 400 032
Date: 18th May, 2013

To,

M/s. Newfound Properties And Leasing Pvt. Ltd
K Raheja Corp, 6th Floor,
Plot No. C-30, Block G, Opp SIDBI,
Bandra Kurla Office, Bandra (East).
Mumbai

Subject:- Extension of validity of Environmental clearance for the construction for Information Technology Park in Trans- Thane Creek Industrial Area, MIDC, Jui Nagar, Navi Mumbai by M/s. Newfound Properties And Leasing Pvt. Ltd.

Reference- Your letter dated 3rd February, 2013.

Sir,

With reference to above mentioned letter regarding validity of environmental clearance for construction for Information Technology Park in Trans- Thane Creek Industrial Area, MIDC, Jui Nagar, Navi Mumbai, you are hereby informed that State Level Environmental Impact Assessment Authority in its 60th meeting has decided to extend the validity of the Environmental clearance for a further period of 5 years.

The terms and conditions stipulated in even number environment clearance letter dated 5th February, 2008 remains the same.

(Valsa R ~~Nair Singh~~)
Secretary, Environment
department &MS, SEIAA

Copy to:

1. Shri. P.M.A Hakeem, IAS (Retd.), Chairman, SEIAA, 'Jugnu' Kottaram Road, Calicut- 673 006 Kerla.
2. Regional Office, MPCB, Pune.

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

SEAC-2016/CR-61/TC-1
Environment department,
Room No. 217, 2nd floor,
Mantralaya Annexe,
Mumbai- 400 032.
Date: 3 December, 2016.

To,
M/s. Newfoud Properties And Leasing Pvt. Ltd.
Plot. No. C-30, Block 'G' Opp. SIDBI,
Bandra Kurla Complex,Bandra (E),
Mumbai- 400 051.

Subject: EC SEIAA - Item No - 70 Meeting No. 103
Amendment in environment clearance for proposed development of IT Park on Plot No. Gen. 2/1/D, Gen.2/1/E, Gen.2/1/F in Trans Thane Creek (TTC) Industrial area, MIDC, Jui Nagar, Navi Mumbai by M/s. Newfoud Properties And Leasing Pvt. Ltd (Mr. Nikhil Mehta.)

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-II, Maharashtra in its 46th meeting and recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 103rd meeting.

2. It is noted that the proposal is considered by SEAC-II under screening category 8(b) B1 as per EIA Notification 2006.

Brief Information of the project submitted by you is as-

Comparison statement for amendment:

Building No.	**Building Configuration as per previous EC**	**Building Configuration as per amendment**	**Remarks for building configuration**	**Remarks for construction area**
1	Stilt+ 1 parking lvl+8 flr	Stilt+ 3 parking lvl+8 flr	2 parking levels are added	Increase by 5663.09 Sqm.
2	Stilt+ 1 parking lvl+8 flr	Stilt+ 4 flr	1 parking level and 4 floors are reduced	Decrease by 11,340.36 Sqm.
3	Stilt+ 1 parking lvl+8 flr	Stilt+ 3 parking lvl+8 flr	2 parking levels are added	Increase by 5663.09 Sqm.

	As per EC dated 05-02-2008	**As per proposed Amendment**
FSI	3,99,284.05 Sq.m.	3,84,772.66 Sq.m.

Total Construction Area	4,16,221.00 Sq.m.	4,16,206.82 Sq.m.

Building configuration in total layout:

Building No.	**Building Configuration as per previous EC**	**Building Configuration as per amendment**	**Remarks for building configuration**
1	Stilt+ 1 parking lvl+8 flr	Stilt+ 3 parking lvl+8 flr	2 parking levels are added
2	Stilt+ 1 parking lvl+8 flr	Stilt+ 4 flr	1 parking level and 4 floors are reduced
3	Stilt+ 1 parking lvl+8 flr	Stilt+ 3 parking lvl+8 flr	2 parking levels are added
4	Stilt+ 1 parking lvl+8 flr	Stilt+ 1 parking lvl+8 flr	No change
5	Stilt+ 1 parking lvl+8 flr	Stilt+ 1 parking lvl+8 flr	No change
6	Stilt+ 1 parking lvl+8 flr	Stilt+ 1 parking lvl+8 flr	No change
7	Stilt+ 1 parking lvl+8 flr	Stilt+ 1 parking lvl+8 flr	No change
8	Stilt+ 1 parking lvl+8 flr	Stilt+ 1 parking lvl+8 flr	No change
9	Stilt+ 1 parking lvl+8 flr	Stilt+ 1 parking lvl+8 flr	No change
10	Stilt+ 1 parking lvl+8 flr	Stilt+ 1 parking lvl+8 flr	No change
11	Stilt+ 1 parking lvl+7 flr	Stilt+ 1 parking lvl+ 7 flr	No change
12	Stilt+ 1 parking lvl+7 flr	Stilt+ 1 parking lvl+ 7 flr	No change
14	Stilt+ 1 parking lvl+7 flr	Stilt+ 1 parking lvl+ 7 flr	No change
15	Stilt+ 1 parking lvl+7 flr	Stilt+ 1 parking lvl+ 7 flr	No change
16	Stilt+ 1 parking lvl+7 flr	Stilt+ 1 parking lvl+ 7 flr	No change

A)

Particulars	Details as per previous EC dated 05/02/2008	Details as per proposed amendment	Remarks
Total plot area	2,37,807.23 Sq.m.	2,37,807.23 Sq.m.	No change
Total Construction area	4,16,221.00 Sq.m.	4,16,206.82 Sq.m.	No change
FSI	3,99,284.05 Sq.m.	3,84,772.66 Sq.m.	No change
Building Configuration	Building 1:Stilt+ 1 parking lvl+8 flr	Stilt+ 3 parking lvl+8 flr	Construction area: Increase by 5663.09 Sqm. 2 parking levels are added
	Building 2: Stilt+ 1 parking lvl+8 flr	Stilt+ 4 flr	Construction area: Decrease by 11,340.36 Sqm. 1 parking level and 4 floors are reduced
	Building 3: Stilt+ 1 parking lvl+8 flr	Stilt+ 3 parking lvl+8 flr	Construction area : Increase by 5663.09 Sqm. 2 parking levels are added
	Building 4:Stilt+ 1 parking lvl+8 flr	Stilt+ 1 parking lvl+8 flr	No change
	Building 5:Stilt+ 1 parking lvl+8 flr	Stilt+ 1 parking lvl+8 flr	No change
	Building 6:Stilt+ 1 parking lvl+8 flr	Stilt+ 1 parking lvl+8 flr	No change
	Building 7:Stilt+ 1 parking lvl+8 flr	Stilt+ 1 parking lvl+8 flr	No change
	Building 8:Stilt+ 1 parking lvl+8 flr	Stilt+ 1 parking lvl+8 flr	No change
	Building 9:Stilt+ 1 parking lvl+8 flr	Stilt+ 1 parking lvl+8 flr	No change
	Building 10:Stilt+ 1 parking lvl+8 flr	Stilt+ 1 parking lvl+8 flr	No change
	Building 11:Stilt+ 1 parking lvl+7 flr	Stilt+ 1 parking lvl+ 7 flr	No change
	Building 12:Stilt+ 1 parking lvl+7 flr	Stilt+ 1 parking lvl+ 7 flr	No change
	Building 14:Stilt+ 1 parking lvl+7 flr	Stilt+ 1 parking lvl+ 7 flr	No change

	Building 15:Stilt+ 1 parking lvl+7 flr	Stilt+ 1 parking lvl+ 7 flr	No change
	Building 16:Stilt+ 1 parking lvl+7 flr	Stilt+ 1 parking lvl+ 7 flr	No change
Total fresh water requirement	4050 KLD	4050 KLD	No change
Sewage generation	2448 KLD	2448 KLD	No change
STP capacity	95-180 KLD x 15No	95-180 KLD x 15No	No change
STP technology	SAFF	SAFF	No change
Total solid waste generation	23,000 Kg/day	23,000 Kg/day	No change
Parking Statement	4275 No's	4275 No's	No change

Name of the Project	Amendment for Proposed Development of Information Technology Park, at Plot No Gen 2/1/D, Gen 2/1/E, Gen 2/1/F in Trans Thane Creek Industrial Area, MIDC, Juinagar, Navi Mumbai.
Name of the Proponent	Name: Mr. Nikhil Mehta
Name of the Consultant	Name- Mr. H.K. Desai M/s. Enviro Analysts and Engineers Pvt. Ltd.
Accreditation of the consultant(NABET Accreditation)	QCI NABAT LIST for the Construction Project/ Area Development Project/Township -Provisional Accreditation from NABET
Type of Project: Housing Project/Industrial Estate/SRA Scheme/MHADA/ Township or others	IT park project
Location of the project	Plot no. Gen 2/1/D, Gen 2/1/E, Gen 2/1/F in Trans Thane Creek Industrial Area, Maharashtra Industrial Development Corporation, Jui Nagar, Navi Mumbai.
Whether in Corporation/municipal/ other area	Navi Mumbai Municipal Corporation
Applicability of the DCR	MIDC DCR 2009
Note on the initiated work (if applicable)	Total constructed area (FSI + Non FSI): 17,596.55 Sq.m as per previous EC dated 05-02-2008 and as per revalidation dated 18-05-2013

<table>
<tr><td>LOI/NOC from MHADA/ other approvals (If Applicable)</td><td>NA</td></tr>
<tr><td>Total plot area (sq.m.)
Deductions
Net Plot Area</td><td>Total Plot Area: 2,37,860.23 Sq. m
Net plot area: 2, 22,476.73 Sq.m.</td></tr>
<tr><td>Permissible FSI (including TDR etc.)</td><td>3,84,772.66 Sq.m.</td></tr>
<tr><td>Proposed Built Up Area(FSI & Non FSI)</td><td>
<table>
<tr><td></td><td>As per EC dated 05-02-2008</td><td>As per proposed Amendment</td></tr>
<tr><td>FSI</td><td>3,99,284.05 Sq.m.</td><td>3,84,772.66 Sq.m.</td></tr>
<tr><td>Total Construction Area</td><td>4,16,221.00 Sq.m.</td><td>4,16,206.82 Sq.m.</td></tr>
</table>
</td></tr>
<tr><td>Ground Coverage Area (percentage of plot not open to sky)</td><td>
<table>
<tr><td></td><td>As per EC dated 05-02-2008</td><td>As per proposed Amendment</td></tr>
<tr><td>Ground Coverage area</td><td>50,565.45 Sq.m.</td><td>50,589.54 Sq.m.</td></tr>
<tr><td>% on net plot area</td><td>22.72%</td><td>22.73%</td></tr>
</table>
</td></tr>
<tr><td>Estimated Cost of the project</td><td>Rs. 533.61 Cr</td></tr>
<tr><td>Number of Buildings & Configuration(s)</td><td>
<table>
<tr><td>Building No.</td><td>Building Configuration as per previous EC</td><td>Building Configuration as per amendment</td><td>Remarks for building configuration</td></tr>
<tr><td>1</td><td>Stilt+ 1 parking lvl+8 flr</td><td>Stilt+ 3 parking lvl+8 flr</td><td>2 parking levels are added</td></tr>
<tr><td>2</td><td>Stilt+ 1 parking lvl+8 flr</td><td>Stilt+ 4 flr</td><td>1 parking level and 4 floors are reduced</td></tr>
<tr><td>3</td><td>Stilt+ 1 parking lvl+8 flr</td><td>Stilt+ 3 parking lvl+8 flr</td><td>2 parking levels are added</td></tr>
<tr><td>4</td><td>Stilt+ 1 parking lvl+8 flr</td><td>Stilt+ 1 parking lvl+8 flr</td><td>No change</td></tr>
<tr><td>5</td><td>Stilt+ 1 parking lvl+8 flr</td><td>Stilt+ 1 parking lvl+8 flr</td><td>No change</td></tr>
<tr><td>6</td><td>Stilt+ 1 parking lvl+8 flr</td><td>Stilt+ 1 parking lvl+8 flr</td><td>No change</td></tr>
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	7	Stilt+ 1 parking lvl+8 flr	Stilt+ 1 parking lvl+8 flr	No change
	8	Stilt+ 1 parking lvl+8 flr	Stilt+ 1 parking lvl+8 flr	No change
	9	Stilt+ 1 parking lvl+8 flr	Stilt+ 1 parking lvl+8 flr	No change
	10	Stilt+ 1 parking lvl+8 flr	Stilt+ 1 parking lvl+8 flr	No change
	11	Stilt+ 1 parking lvl+7 flr	Stilt+ 1 parking lvl+ 7 flr	No change
	12	Stilt+ 1 parking lvl+7 flr	Stilt+ 1 parking lvl+ 7 flr	No change
	14	Stilt+ 1 parking lvl+7 flr	Stilt+ 1 parking lvl+ 7 flr	No change
	15	Stilt+ 1 parking lvl+7 flr	Stilt+ 1 parking lvl+ 7 flr	No change
	16	Stilt+ 1 parking lvl+7 flr	Stilt+ 1 parking lvl+ 7 flr	No change
Number of tenants and shops	Will be decided after sale			
Number of expected residents/users	Population = 75125 No's including two shifts			
Tenant density per hector	NA			
Height of Building(s)	Maximum Height = 51 m			
Right of way (Width of the road from the nearest fire station to the proposed building(s)	The project site is accessed by Service road and then to the Sion Panvel Highway.			
Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	9.00 mt. wide turning radius has been provided.			

Existing Structure(s)	An old bungalow and plinth work which is constructed before 2004.
Details of the demolition with disposal (If applicable)	An old bungalow and plinth work which is constructed before 2004 which will be demolished.
Total Water Requirement	Dry Season: Fresh water (KLD) & source:- 1503 KLD by MIDC Flushing water (KLD): - 1878 KLD Total Water Requirement (KLD): -4050 KLD Landscape water requirement: -- 193 KLD AC make up: 460KLD Swimming pool make up (cum): - NIL Firefighting (cum): -- Cum UG Tanks, OH Tanks Wet Season: Fresh water (KLD) & source: - 1503 KLD by MIDC Flushing water (KLD): - 1878 KLD Total Water Requirement (KLD): - 4050 KLD RWH water collection = 100 KLD for each building & total RWH 1500 KLD Surplus rain water after use = Shall be fully utilized for HVAC Swimming pool make up (cum): - NIL Fire fighting (cum): 300 KLD for each building & 200 KLD for building 2, Total fire tanks capacity – 4400 KLD
Rain Water Harvesting (RWH)	Level of the ground water table: 3.0 m Size and no of RWH tank(s) and quantity: 100 KLD for each building & Total RWH water 1500 KLD Location of the RWH tanks(s):- Below Ground Size, no. of recharge pits and quantity: NA
UG tanks	----
Strom water drainage	Natural water drainage pattern: towards west, as per plan
Sewage & Waste Water	Sewage generation:- 2448 KLD STP Technology:- SAFF Capacity of STP (KLD):-95-180 KLD x 15No Location of the STP –Ground DG Sets (during emergency):DG set backup will be provided for STP during emergency.
Solid Waste Management	Waste generation in the Pre Construction and Construction phase Waste generation: (Wet wastage 5203 kg /per person /day & dry waste 5203 kg/person / day) 500 kg /day OWC for each building & 350 kg/day OWC for building no 2 Total excavated soil:- NA Quantity of the top soil to be preserved: - Disposal of the construction waste debris:- Operation Phase : Total Solid waste generated: 23,000 Kg/day E-waste (Kg/month): shall be handed over to recycler Hazardous waste (Kg/month):NA

	Biomedical waste (Kg/month) (if applicable): NA STP sludge (Dry sludge) (Kg/Day): Mode of Disposal of Waste: Dry waste:To be managed through recyclers. Wet Waste:To be processed in vermin composting Required amount of manure will be used for gardening/landscaping E-Waste: shall be handed over to authorized vendor. Hazardous Waste: NA Biomedical Waste: NA STP Sludge (Dry Sludge):to be used as a manure
Green Belt Development	Total R.G. Area: RG area other than green belt (please specify for playground, etc.) RG area under green belt: RG on the Ground (sq.m.): 22,247 sq. m sq.m. RG on the podium (sq.m.): NA Total: 22,247 sq. m Plantations: Total number of trees to be planted in layout is 2379
Energy	Power Supply: Connected load:- 38400 kVA Maximum demand:- 29880 kVA Source: - Maharashtra State Electricity Board. Energy saving by non-conventional method:- Energy saving measures:- Efficient building envelope Roof :Over deck roof insulation 75mm extruded polystyrene or 60 mm puff or equivalent U value insulation with white china mosaic / high albedo reflective white paint above , overall U-factor=0.057 Btu/hr.ft2.°Fas per ECBC standards Wall : Insulated Wall with U factor: 0.0903 Btu/hr.ft2.°F Fenestration : Double glazed unit U-Value <2.0 watts/sqm deg k ; SHGC: < 0.25;VLT : 20 % or higher for all sides Efficient HVAC Design High COP Water Cooled screw chillers (COP at AHRI condition >=5.4) Variable Frequency Drives for AHU's, Secondary chilled water pumps, Cooling towers Use of HFC based refrigerants in the air conditioning system All the motors are with "EFF 1" ratings Monitoring indoor environmental quality through Co2 sensors All systems will operate on intelligent building management system in order to measure & control the equipment's resulting to power savings Lighting Design with low lighting power density of 0.8 w/sft in common areas by using LED'S for general lighting with occupancy sensors & timer based controls Design with low lighting power density of 0.23 watts/sft in the parking areas with T5 Design with low lighting power density of 0.2 watts/sft in the

building exterior areas with use of LED'S
Details calculations & % of saving: ----
With these measures, project proponent is planning to target the energy savings to the tune of 20 to 25 % over & above the base line
Compliance of the ECBC guidelines: (Yes/No) (If yes then submit compliance in tabular form):----

	Particulars	ECBC baseline measures	Proposed measures – Herdelia, Juinagar
1	Roof		
	U value	0.409 w/m2-degC	0.324 w/m2-degC
2	Wall		
	U value	0.440 w/m2-degC	0.514 w/m2-degC
3	Fenestration / Glass		
	U value	3.3 w/m2-degC	< 3.3 w/m2-degC
	SHGC	0.25	< 0.25
4	Chillers		
	COP	5.4	> =5.4
5	Lighting		
	Interior LPD (lighting power density)	Office – 10.8 W per Sq Mtr or 1 watt per sft Parking – 3.2 W per sq mtr or 0.29 w per sft	10.8 W per Sq Mtr or 1 watt per sft Office: 1 Lobby: 0.8 Service: 0.8 AHU Room:0.8 Parking & Exterior : 0.2 w per sft

DG Set:
Number and capacity of the DG sets to be used:
2 Nos x 1250 Kva & 28 Nos x 2000Kva
(In case power failure, 100% back up)
Type of fuel used: = HSD

Environmental Management plan Budgetary Allocation	Construction phase(with Break – up) – Capital cost O & M cost (please ensure manpower and other details)

1	**Air Environment**	**Water Sprinkling, Green Belt Development, Covered storage area**	**30 Lakhs**
2	Noise Environment	Green Belt Developments	10 Lakhs
3	Water Environment	Modular STP , Drainage with sedimentation tanks	08 Lakhs
4	Good Health Practices	Site Sanitation & Health Care	12 Lakhs
5	Environmental monitoring		8 Lakhs

Operation Phase (with Break-up)-
Capital cost

Sr. No.	Particulars	Setting-up Cost (In Lakhs)
1.	RWH	120
2.	MSW	225
3.	STP	450
5.	Energy System	120
5.	Landscaping	40
	Total Cost	955

O & M cost (please ensure manpower and other details)

Sr. No.	Particulars	Annual O & M Cost (In Lakhs)
1.	RWH	20
2.	MSW	65
3.	STP	150
5.	Energy System	16
5.	Landscaping	10.0
	Total Cost	261

Quantum and generation of Corpus fund and commitment:
After occupancy, co-op societies will form. The societies will form federation
The operation & maintenance of environmental management facilities (EMF) shall be taken care by the developers for first three years
Afterwards, EMF shall be handed over to society/federation

Responsibility for further O & M
Funds for recurring cost on EMP shall be generated from the tenants of the society by specifically mentioning in the sale agreement.

Traffic Management	Nos. of the junction to the main road & design of confluence: Service road – abutting Sion Panvel Highway Parking Details: Number and area of Basement: Nil Number and area of podia: NA 4-wheelers: 4275 Nos. The parking will provided within the buildings as mentioned in the building configuration mentioned in Sr. no 16 in this statement. III. Width of all Internal roads (m): 26 meter, 31 meter
CRZ/RRZ Clearance obtain, if any	NA
Distance from Protected Area/Critically Polluted area/Eco-sensitive areas /inter-State boundaries	No protected area comes within 2 Km

3. The proposal has been considered by SEIAA in its 103rd meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions:

General Conditions for Pre- construction phase: -

(i) This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with respect to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any. Judgments/orders issued by Hon'ble High Court, Hon'ble NGT, Hon'ble Supreme Court regarding DCR provisions, environmental issues applicable in this matter should be verified. PP should submit exactly the same plans appraised by concern SEAC and SEIAA. If any discrepancy found in the plans submitted or details provided in the above para may be reported to environment department. This environmental clearance issued with respect to the environmental consideration and it does not mean that State Level Impact Assessment Authority (SEIAA) approved the proposed land use.

(ii) E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.

(iii) 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.

(iv) PP has to abide by the conditions stipulated by SEAC & SEIAA.

(v) The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according

commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.

(vi) "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.

(vii) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.

General Conditions for Construction Phase-

(i) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche and First Aid Room etc.

(ii) 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.

(iii) The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.

(iv) Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.

(v) Arrangement shall be made that waste water and storm water do not get mixed.

(vi) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.

(vii) Additional soil for leveling 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.

(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) 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.

(x) Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.

(xi) Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.

(xii) 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.

(xiii) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.

(xiv) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.

(xv) 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.

(xvi) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).

(xvii) Ready mixed concrete must be used in building construction.

(xviii) The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of firefighting equipment's etc. as per National Building Code including measures from lighting.

(xix) Storm water control and its re-use as per CGWB and BIS standards for various applications.

(xx) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.

(xxi) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.

(xxii) 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. Discharge of this unused treated affluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated affluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.

(xxiii) Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.

(xxiv) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.

(xxv) 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.

(xxvi) Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.

(xxvii) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.

(xxviii)Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.

(xxix) Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation 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. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.

(xxx) Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.

(xxxi) 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.

(xxxii) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.

(xxxiii) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.

(xxxiv) 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.

(xxxv) 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.

(xxxvi) Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.

General Conditions for Post- construction/operation phase-

(i) 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 in Para 2. Prior certification from appropriate authority shall be obtained.

(ii) Wet garbage 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. Local authority should ensure this.

(iii) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.

(iv) A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.

(v) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.

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

(vii) 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 and year-wise expenditure should reported to the MPCB & this department.

(viii) 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 http://ec.maharashtra.gov.in.

(ix) Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.

(x) 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.

(xi) 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_2, 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.

(xii) 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.

(xiii) 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.

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

6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.

7. **Validity of Environment Clearance**: The environmental clearance accorded shall be valid for a period of 7 years as per MoEF&CC Notification dated 29th April, 2015.

8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.

9. 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.

10. Any appeal against this environmental 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.

(S. M. Gavai)
Member Secretary, SEIAA

Copy to:

1. Shri. Johny Joseph, Chairman, IAS (Retd.). SEAC-II, office of the Lokayukta and New Up- Lokayukta, New Administrative Building, 1st floor, Madam Cama Road, Mumbai.

2. Additional Secretary, MOEF, 'MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.

3. The CCF, Regional Office, Ministry of Environment and Forest (Regional Office, Western Region, Kendriya Paryavaran Bhavan, Link Road No- 3, E-5, Ravi-Shankar Nagar, Bhopal- 462 016). (MP).

4. IA- Division, Monitoring Cell, MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.

5. Managing Director, MSEDCL, MG Road, Fort, Mumbai

6. Collector, Thane.

7. Commissioner, Navi Mumbai Municipal Corporation (NMMC)

8. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.

9. Regional Office, MPCB, Mumbai

10. Select file (TC-3)

(EC uploaded on)

F. No.21-139/2017-IA-III
Government of India
Ministry of Environment, Forest and Climate Change
(IA.III Section)

Indira Paryavaran Bhawan,
Jor Bagh Road, New Delhi - 3

Date: 31st October, 2018

To,

M/s Newfound Properties and Leasing Pvt Ltd,
Plot No. C-30, Block G,
Opp. SIDBI BKC, Bandra East - 400051.

Subject: Development of Information Technology Park at Plot no. Gen 2/1/D, Gen 2/1/E, Gen 2/1/F in Trans Thane Creek Industrial Area, Maharashtra Industrial Development Corporation, Jui Nagar, Navi Mumbai by M/s Newfound Properties and Leasing Pvt Ltd – Environmental Clearance - reg.

Sir,

This has reference to your online proposal No. IA/MH/NCP/66042/2017 dated 10th July, 2017 submitted to this Ministry for grant of Environmental Clearance (EC) in terms of the provisions of the Environment Impact Assessment (EIA) Notification, 2006 under the Environment (Protection) Act, 1986.

2. The proposal for grant of environmental clearance to the project 'Development of Information Technology Park at Plot no. Gen 2/1/D, Gen 2/1/E, Gen 2/1/F in Trans Thane Creek Industrial Area, Maharashtra Industrial Development Corporation, Jui Nagar, Navi Mumbai by M/s Newfound Properties and Leasing Pvt Ltd was considered by the Expert Appraisal Committee (Infra-2) in its meeting held on 11-13 September, 2017. The details of the project, as per the documents submitted by the project proponent, and also as informed during the above meeting, are under:-

(i) Expansion of Proposed Development of Information Technology Park is proposed on Plot no. Gen 2/1/D, Gen 2/1/E, Gen 2/1/F in Trans Thane Creek Industrial Area, Maharashtra Industrial Development Corporation, Jui Nagar, Navi Mumbai.

(ii) Latitude: A. 19°3'1.99"N, B. 19°3'5.31"N, C. 19°3'10.91"N, D. 19°3'11.50"N, E. 19°3'0.64"N, F. 19°2'55.64"N and Longitude A. 73°1'18.90"E, B. 73°1'38.67"E, C. 73° 1'44.94"E, D. 73° 1'55.28"E, E.73° 1'56.11"E, F. 73° 1'40.01"E.

(iii) The project is Expansion. Earlier Clearance was obtained vide letter no. SEAC -2016/CR-61 /TC-1 dated 03.12.2016 for construction area 4,16,206.82 sqm . As on date (25.05.2017), 75,500 sqm is constructed on site as per EC obtained dated 03.12.2016 for construction area 4,16,206.82 sqm.

(iv) Total plot area is 2,37,807.23 sqm, FSI area is 4,01,025.45 sqm and total construction (built-up) area is 5,05,420.99 sqm. The project will comprise of 15 Buildings. Total population will be 80206 no's. Maximum height of the building is 90 m (building No. 4).

(v) The comparative statement of existing and proposed building configuration is given below:

Building no.	Building Configuration as per previous EC-3rd December, 2016	Building Configuration as per amendment	Alteration (as per already appraised by SEIAA and Current proposal)
1	Stilt + 3 Parking + 8 Office Flrs.	Stilt + 3 Parking + 8 Office Flrs. + Part 9th	Part 9th Flrs. proposed
2	Stilt + 4 Flrs	Part Stilt + 4 Office Flrs.+ Part 5th	Part Stilt + Part 5th Flrs proposed
3	Stilt + 3 Parking + 8 Office Flrs.	Stilt + 3 Parking + 8 Office Flrs.+ Part 9th	Part 9th Flrs. proposed
4	Stilt + 1 Parking lvl + 8 Flrs.	Basement + Stilt + 6 Parking + 12 Office Flrs. + Part 13th	Basement, 5 Parking levels and 4 Flrs. and Part last Office Flr. are added (bldg configuration and foot print change)
5	Stilt + 1Parking + 8 Office Flrs.	Stilt + 1Parking + 8 Office Flrs.	No change
6	Stilt + 1Parking + 8 Office Flrs.	Stilt + 1Parking + 8 Office Flrs.	No change
7	Stilt + 1Parking + 8 Office Flrs.	Stilt + 1Parking + 8 Office Flrs.	No change
8	Stilt + 1Parking + 8 Office Flrs.	Stilt + 1Parking + 8 Office Flrs.	No change
9	Stilt + 1 Parking + 8 Office Flrs.	Ground + 1 (Existing Structure at Site to be Retained)	Proposed building is deleted and existing structure at site to be retained
10	Stilt + 1Parking + 8 Office Flrs.	Stilt + 1Parking + 8 Office Flrs.	No change
11	Stilt + 1 Parking + 7 Office Flrs.	Stilt + 1 Parking + 7 Office Flrs.	No change
12	Stilt + 1 Parking + 7 Office Flrs.	Stilt + 1 Parking + 7 Office Flrs.	No change
14	Stilt + 1 Parking + 7 Office Flrs.	Stilt + 1 Parking + 7 Office Flrs.	No change
15	Stilt + 1 Parking + 7 Office Flrs.	Stilt + 1 Parking + 7 Office Flrs.	No change
16	Stilt + 1 Parking + 7 Office Flrs.	Stilt + 1 Parking + 7 Office Flrs.	No change

(vi) During construction phase, total water requirement is expected to be 170 KLD which will be outsourced through private water suppliers. During the construction phase, soak pits and septic tanks will be provided for disposal of waste water. Temporary sanitary toilets will be provided during peak labor force.

(vii) During operational phase, total water demand of the project is expected to be 3721 KLD and the same will be met by the MIDC & 2117 KLD Recycled Water. Wastewater generated 2887 KLD will be treated in 14 STPs of total 2915 KLD capacity. 2598 KLD of treated wastewater will be recycled (2005 KLD for flushing, 112 KLD for gardening). About 481 KLD will be used in HVAC systems.

(viii) About 20 TPD solid wastes will be generated in the project. The biodegradable waste (6 TPD) will be processed in OWC and the non-biodegradable waste generated (14 TPD) will be handed over to authorized local vendor. E waste : 144000 kg/year will be handed to authorized recycler.

(ix) The total power requirement during construction phase is 500 kW and will be met from MSEDCL and total power requirement during operation phase is Total Connected load will be 46407 kW, Total Demand load will be 36548 kW will be met from MSEDCL.

(x) 1056 cum of Rooftop rainwater of buildings will be collected in total 2112 cum capacity for harvesting after filtration.

(xi) Parking facility for 8881 four wheelers and 882 two wheelers is proposed to be provided against the requirement of 8823 and 882 respectively (according to local norms).

(xii) Proposed energy saving measures would save about 10.7% overall for the project.

(xiii) It is not located within 10 km of Eco Sensitive areas.

(xiv) There is no court case pending against the project.

(xv) Standard ToR was granted to the project by MoEFCC vide letter F. No. 21-139/2017-IA-III dated 02.06.2017.

(xvi) Investment/Cost of the project is Rs. 1328 Crore.

(xvii) Employment potential: 100 shall be provided with temporary housing facilities Around 100 labors will come to site during peak construction phase. This is a commercial project which will create 80206 nos direct employment and 400 indirect employment during the operation phase.

(xviii) Benefits of the project: There shall be generation of employment opportunities during construction stage and also at operational phase development. Since this is an IT building which have become increasingly popular places to work for a number of reasons. The first benefit is that they provide a real sense of community, allowing companies in the same or relevant fields to cluster, network and even collaborate. The emphasis on innovation and advancement helps to create a unique environment that perhaps would not happen in a single location or one where the technology company was solo. Other benefits of this project which is a technology park will include Great transport links for workers and visitors alike, increasing the aesthetic appeal of the surrounding and adding to the infrastructures of the MIDC area. This project will also ease in the daily transportation of people residing in Navi Mumbai to Mumbai city.

3. The project falls under Category 'A' under item no. 8 (b) i.e. Townships and Area Development Projects of the schedule to the EIA Notification, 2006 and requires appraisal at Central level.

4. The EAC, in its meeting held on 11-14 September, 2017, after detailed deliberations on the proposal, has recommended for grant of Environmental Clearance to the project. As per recommendations of the EAC, the Ministry of Environment, Forest and Climate Change hereby accords Environmental Clearance to the project 'Development of Information Technology Park at Plot no. Gen 2/1/D, Gen 2/1/E, Gen 2/1/F in Trans Thane Creek Industrial Area, Maharashtra Industrial Development Corporation, Jui Nagar, Navi Mumbai by M/s Newfound Properties and Leasing Pvt Ltd, under the provisions of the EIA Notification, 2006 and amendments/circulars issued thereon, and subject to the specific and general conditions as under:-

PART A – SPECIFIC CONDITIONS:

(i) This clearance is subject to the decision of the Hon'ble Court/Tribunal in the Writ Petition No. 10473 of 2016.

(ii) The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.

(iii) The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc as per National Building Code including protection measures from lightening etc.

Topography and natural Drainage

(iv) The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.

Water requirement, Conservation, rain water Harvesting, and Ground Water Recharge

(v) Fresh water requirement from Municipal Corporation Water Supply shall not exceed 1604 KLD.

(vi) A certified report on the sources and availability of water from the local body supplying water along with the permission received by them for the same should be obtained and submitted with the first compliance report.

(vii) At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.

(viii) Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.

(ix) Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.

(x) Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.

(xi) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.

(xii) The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. As proposed, 6 nos. of rain water harvesting tank of 215 m^3 shall be provided as per CGWB guidelines.

(xiii) As proposed, no ground water shall be used during construction/ operation phase of the project.

(xiv) Approval of the CGWA is required before any dewatering for basements.

(xv) Excess treated water can also be reused through roadside plantations, in forestry or for dust suppression in consultation with the local Body concerned and /or the Forest Department.

(xvi) The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by

the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.

Solid Waste Management

(xvii) The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.

(xviii) Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.

(xix) Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials. Wet garbage shall be composted in Organic Waste Converter. As proposed 1819 sqm space shall be provided for solid waste management within the premises which will include area for segregation, composting. The inert waste from group housing project will be sent to dumping site.

(xx) Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.

Sewage Treatment Plant

(xxi) Sewage shall be treated in the STP. The treated effluent from STP shall be recycled/re-used for flushing, landscaping and HVAC makeup. As proposed no treated water shall be discharged into municipal drain.

(xxii) No sewage or untreated effluent water would be discharged through storm water drains.

(xxiii) The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.

(xxiv) Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

Energy

(xxv) Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC. Outdoor and common area lighting shall be LED. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.

(xxvi) Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning. Used CFLs, TFL and LED shall be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination.

(xxvii) Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.

(xxviii) Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

(xxix) Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials. Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.

Air Quality and Noise

(xxx) Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site. Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution. Wet jet shall be provided for grinding and stone cutting. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.

(xxxi) All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules, 2016. All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.

(xxxii) The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.

(xxxiii) The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used.

The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.

(xxxiv) For indoor air quality the ventilation provisions as per National Building Code of India.

(xxxv) Ambient noise levels shall conform to commercial standards both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.

Green Cover

(xxxvi) A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. Preference should be given to planting native species. Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e. planting of 3 trees for every 1 tree that is cut) shall be done and maintained. As proposed 3940.26 sqm area shall be provided for green belt development.

Top Soil preservation and Reuse

(xxxvii) Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

Transport

(xxxviii) A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.

- Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
- Traffic calming measures
- Proper design of entry and exit points.
- Parking norms as per local regulation

(xxxix) Apart from the traffic impact assessment study as submitted for one kilometer, a detailed traffic management and a traffic decongestion plan should be drawn up for a 05 km. area around the project and implemented to the satisfaction of the State Urban Development and Transport Departments shall also include the consent of all the concerned implementing agencies. The Company will give land for widening of roads as proposed.

(xl) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.

(xli) Necessary arrangements could be made to facilitate that the employees avail of public transport within the premises.

Environment management Plan

(xlii) An environmental management plan (EMP) as prepared and submitted long with the EIA Report shall be implemented to ensure compliance with the environmental conditions specified above. A dedicated Environment Monitoring Cell with defined functions and responsibility shall be put in place to implement the EMP. The environmental cell shall ensure that the environment infrastructure like Sewage Treatment Plant, Landscaping, Rain Water Harvesting, Energy efficiency and conservation, water efficiency and conservation, solid waste management, renewable energy etc. are kept operational and meet the required standards. The environmental cell shall also keep the record of environment monitoring and those related to the environment infrastructure.

Others

(xliii) Provisions shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, creche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.

(xliv) A First Aid Room shall be provided in the project both during construction and operations of the project.

(xlv) The company shall draw up and implement corporate social Responsibility plan as per the Company's Act of 2013.

(xlvi) Corporate Environment Responsibility (CER) plan as per the Ministry's Office Memorandum F.No. 22-65/2017-IA.III dated 1st May 2018 shall be duly implemented. Activities under CER shall be restricted to the affected area around the project. The entire activities proposed under the CER shall be treated as project and shall be monitored. CER implementation Monitoring report shall be submitted to the regional office as a part of the half yearly compliance report, and to the District Collector. It should also be posted on the website of the project proponent.

PART B - GENERAL CONDITIONS

(i) The funds earmarked for environmental protection measures shall be kept in separate account and shall not be diverted for other purpose. Year-wise expenditure shall be reported to this Ministry and its concerned Regional Office.

(ii) Officials from the Regional Office of MoEF&CC, Nagpur who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents/data by the project proponents during their inspection. A complete set of all the documents submitted to MoEF&CC shall be forwarded to the APCCF, Regional Office of MoEF&CC, Nagpur.

(iii) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.

(iv) The Ministry reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environment clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.

(v) All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, the Forest Conservation Act, 1980 and the Wildlife (Protection) Act, 1972 etc. shall be obtained, as applicable by project proponents from the respective competent authorities.

(vi) These stipulations would be enforced among others under the provisions of the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and the EIA Notification, 2006.

(vii) The project proponent shall advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded Environmental Clearance and copies of clearance letters are available with the State Pollution Control Board and may also be seen on the website of the Ministry of Environment, Forest and Climate Change at http://www.envfor.nic.in. The advertisement shall be made within Seven days from the date of receipt of the Clearance letter and a copy of the same shall be forwarded to the Regional Office of this Ministry at Nagpur. The EC letter shall also be displayed at the District Industries Centre/ Collector's Office/ Tehsildar's office for 30 days.

(viii) A copy of the clearance letter shall be sent by the proponent to concerned Panchayat, Zilla Parisad/Municipal Corporation, Urban Local Body 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.

(ix) Any appeal against this clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

(x) 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&CC, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; $PM_{2.5}$, PM_{10}, SO_2, NOx (ambient levels as well as stack emissions) or critical sectoral 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.

(xi) 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&CC by e-mail.

5. This issues with the approval of the Competent Authority.

(Kushal Vashist)
Director

Copy to:

1) The Secretary, Department of Environment, Govt. of Maharashtra, Mantralaya, Mumbai.

2) The Additional Principal Chief Conservator of Forests, Regional Office (WCZ), Ministry of Environment, Forest and Climate Change, Nagpur.
3) The Chairman, Central Pollution Control Board Parivesh Bhavan, CBD-cum-Office Complex, East Arjun Nagar, New Delhi - 110 032.
4) The Member Secretary, Maharashtra Pollution Control Board, Kalpatru Point, Sion Circle, Sion (East), Mumbai-400 022, Maharashtra
5) Monitoring Cell, MoEF&CC, Indira Paryavaran Bhavan, New Delhi.
6) Guard File/ Record File/ Notice Board.
7) MOEF&CC website.

(Kushal Vashist)
Director

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

सत्यमेव जयते

Environment department,
Room No. 217, 2nd floor,
Mantralaya, Annexe,
Mumbai- 400 032.
Date:February 18, 2020

To,
M/s Newfound Properties and Leasing Pvt Ltd
at Plot no. Gen 2/1/D, Gen 2/1/E, Gen 2/1/F in Trans Thane Creek Industrial Area, Maharashtra Industrial Development Corporation, Jui Nagar, Navi Mumbai

Subject: Environment Clearance for Proposed Expansion for Development of Integrated Information Technology Township (IITT) at Plot no. Gen 2/1/D, Gen 2/1/E, Gen 2/1/F in Trans Thane Creek Industrial Area, Maharashtra Industrial Development Corporation, Jui Nagar, Navi Mumbai by M/s Newfound Properties and Leasing Pvt Ltd

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-II, Maharashtra in its 124th meeting and recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 186th meetings.

2. It is noted that the proposal is considered by SEAC-II under screening category 8(b) , B1 as per EIA Notification 2006.

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

1.Name of Project	Proposed Expansion for Development of Integrated Information Technology Township (IITT) at Plot no. Gen 2/1/D, Gen 2/1/E, Gen 2/1/F in Trans Thane Creek Industrial Area, Maharashtra Industrial Development Corporation, Jui Nagar, Navi Mumbai
2.Type of institution	Private
3.Name of Project Proponent	M/s Newfound Properties and Leasing Pvt Ltd
4.Name of Consultant	M/s. Enviro Analysts & Engineers Pvt. Ltd
5.Type of project	IT park is proposed to be converted into Integrated Information Technology Township (IITT)
6.New project/expansion in existing project/modernization/diversification in existing project	Expansion in existing project
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	EC received vide letter no. F. No.21-139/2017-1A-III dated 31.10.2018 for Total construction area 5,05,420.99 sqm
8.Location of the project	Plot no. Gen 2/1/D, Gen 2/1/E, Gen 2/1/F in Trans Thane Creek Industrial Area, Maharashtra Industrial Development Corporation, Jui Nagar, Navi Mumbai
9.Taluka	Jui Nagar
10.Village	Jui Nagar
Correspondence Name:	Mr.Pramod Mhamane
Room Number:	Plot No C-30, Block G, Opposite SIDBI
Floor:	6th
Building Name:	Raheja Towers
Road/Street Name:	Bandra Kurla Complex
Locality:	Bandra East
City:	Mumbai - 400051
11.Whether in Corporation / Municipal / other area	Maharashtra Industrial Development Corporation (MIDC), Navi Mumbai
12.IOD/IOA/Concession/Plan Approval Number	IOD received from MIDC and application done for IITT
	IOD/IOA/Concession/Plan Approval Number: DE/SPA/GEN-2/1/DEF/IFMS/B14077/18 dated 03.04.2018
	Approved Built-up Area: 194416.17
13.Note on the initiated work (If applicable)	B1,B2,B3 having total construction area of 108975.72 sqm is constructed on site out of total construction area of 5,05,420.99 sqm as per EC received

Government of Maharashtra

14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	OC received for IT building B1,B2,B3
15.Total Plot Area (sq. m.)	2,37,860.23 sqm
16.Deductions	25,307.26 sqm
17.Net Plot area	2,12,552.97 sqm
18 (a).Proposed Built-up Area (FSI & Non-FSI)	**FSI area (sq. m.):** 3,83,722.40 sqm
	Non FSI area (sq. m.): 2,99,343.27 sqm
	Total BUA area (sq. m.): 683065.67
18 (b).Approved Built up area as per DCR	**Approved FSI area (sq. m.):** 1,94,416.17
	Approved Non FSI area (sq. m.): 75,574.16
	Date of Approval: 03-04-2018
19.Total ground coverage (m2)	53,274.25
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	25.06%
21.Estimated cost of the project	22329500000

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22.Production Details

Serial Number	Product	Existing (MT/M)	Proposed (MT/M)	Total (MT/M)
1	Not applicable	Not applicable	Not applicable	Not applicable

23.Total Water Requirement

Dry season:	**Source of water**	MIDC/STP treated water
	Fresh water (CMD):	1568 KLD
	Recycled water - Flushing (CMD):	1142 KLD
	Recycled water - Gardening (CMD):	224 KLD
	Swimming pool make up (Cum):	10 KLD
	Total Water Requirement (CMD) :	2934 KLD
	Fire fighting - Underground water tank(CMD):	2500 cum
	Fire fighting - Overhead water tank(CMD):	235 cum
	Excess treated water	Will be used in HVAC make up water
Wet season:	**Source of water**	MIDC/STP treated water/RWH tanks
	Fresh water (CMD):	1568 KLD
	Recycled water - Flushing (CMD):	1142 KLD
	Recycled water - Gardening (CMD):	0 KLD
	Swimming pool make up (Cum):	10 KLD
	Total Water Requirement (CMD) :	2710 KLD
	Fire fighting - Underground water tank(CMD):	2500 cum
	Fire fighting - Overhead water tank(CMD):	235 cum
	Excess treated water	Will be used in HVAC make up water
Details of Swimming pool (If any)	I nos of Swimming pool for residential bldg	

Government of Maharashtra

24.Details of Total water consumed

Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
Water Requirement	Existing	Proposed	Total	Existing	Proposed	Total	Existing	Proposed	Total
Domestic	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

25.Rain Water Harvesting (RWH)	**Level of the Ground water table:**	1.00 m to 3.00m blg
	Size and no of RWH tank(s) and Quantity:	10 nos of tanks of total cumulative capacity of 1415 cum of 2 day holding capacity
	Location of the RWH tank(s):	Below Ground / Basement
	Quantity of recharge pits:	Nil
	Size of recharge pits :	Nil
	Budgetary allocation (Capital cost) :	Rs 85.00 Lakhs
	Budgetary allocation (O & M cost) :	Rs 9.00 Lakhs /Annum
	Details of UGT tanks if any :	Location - Below Ground / Basement
26.Storm water drainage	**Natural water drainage pattern:**	Sloping towards the approaching road to the west
	Quantity of storm water:	5.01 m3/sec
	Size of SWD:	1.5 m x 1.5 m
27.Sewage and Waste water	**Sewage generation in KLD:**	2553 KLD
	STP technology:	MBBR
	Capacity of STP (CMD):	2710 KLD (STP for B1,B2, B3 has been already constructed and operational)
	Location & area of the STP:	Ground & Basement
	Budgetary allocation (Capital cost):	Rs 554.00 Lakhs
	Budgetary allocation (O & M cost):	Rs 80.50 Lakhs /Annum

Government of Maharashtra

28.Solid waste Management

Waste generation in the Pre Construction and Construction phase:	**Waste generation:**	Excavated material, Cement Bags , Paint container (@20L), Scrap metal
	Disposal of the construction waste debris:	Excavated material Shall be used on site for backfilling and for Internal roads. Excess shall be disposed to authorized landfills Cement Bags Empty bags to be handed over to recycler. Paint container (@20L) To be handed over to recycler. Scrap metal generated Entirely to be Sold for recycling Broken Tiles Waste tiles to be used for skirting. Broken pieces to be used for china mosaic waterproofing of terraces
Waste generation in the operation Phase:	**Dry waste:**	9449 kg/day
	Wet waste:	5021 kg/day
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	127 kg/day
	Others if any:	E- waste will be handed over to MPCB approved authorized dealers
Mode of Disposal of waste:	**Dry waste:**	To be hand over to Local Recyclers for recycling
	Wet waste:	To be processed in the OWC. Manure obtained shall be used for landscaping / Gardening, Excess manure shall be sold to nearby end users.
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	To be used as a manure
	Others if any:	E- waste will be handed over to MPCB approved authorized dealers
Area requirement:	**Location(s):**	Ground
	Area for the storage of waste & other material:	540.00 sqm
	Area for machinery:	3.00 sqm for each machine
Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	Rs 68.00 lakhs
	O & M cost:	Rs 22.00 lakhs/annum

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29.Effluent Charecterestics					
Serial Number	**Parameters**	**Unit**	**Inlet Effluent Charecterestics**	**Outlet Effluent Charecterestics**	**Effluent discharge standards (MPCB)**
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Amount of effluent generation (CMD):		Not applicable			
Capacity of the ETP:		Not applicable			
Amount of treated effluent recycled :		Not applicable			
Amount of water send to the CETP:		Not applicable			
Membership of CETP (if require):		Not applicable			
Note on ETP technology to be used		Not applicable			
Disposal of the ETP sludge		Not applicable			

Government of Maharashtra

30.Hazardous Waste Details

Serial Number	Description	Cat	UOM	Existing	Proposed	Total	Method of Disposal
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

31.Stacks emission Details

Serial Number	Section & units	Fuel Used with Quantity	Stack No.	Height from ground level (m)	Internal diameter (m)	Temp. of Exhaust Gases
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

32.Details of Fuel to be used

Serial Number	Type of Fuel	Existing	Proposed	Total
1	Not applicable	Not applicable	Not applicable	Not applicable
Source of Fuel		Not applicable		
Mode of Transportation of fuel to site		Not applicable		

33.Energy

Power requirement:	**Source of power supply :**	MSEDCL
	During Construction Phase: (Demand Load)	800 kW
	DG set as Power back-up during construction phase	750 kVA
	During Operation phase (Connected load):	215 mW
	During Operation phase (Demand load):	193 mW
	Transformer:	GIS-450 mVA
	DG set as Power back-up during operation phase:	4 x 400 kVA, 2 x 600 kVA, 2x1250 kVA, 4 x 1500 kVA, 4 x 2000 kVA, 10 x 2750, 72 x 3000 k VA
	Fuel used:	HSD
	Details of high tension line passing through the plot if any:	NA

34.Energy saving by non-conventional method:

1)use of Energy Efficient LED Lamps for Common & External Areas instead of CFL Lamps.
2) For Energy efficient performance, we will use energy efficient motors for Plumbing, and VFD for Lift & HVAC
3)electrical equipment to be Higher rated(5 Star) by BEE(Bureau of Energy Efficiency).
4) Solar PV solution for Lighting of common ares and external lighting or net metering (EXCEPT DATA CENTRE LOADS)

36.Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
1	Overall Energy Savings for commercial	10%
2	Overall Energy Savings for Residential	17%

37.Details of pollution control Systems

Source	Existing pollution control system	Proposed to be installed
Not applicable	Not applicable	Not applicable

Government of Maharashtra

Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	Rs 1280.00 lakhs
	O & M cost:	Rs 128.00 lakhs/annum

38.Environmental Management plan Budgetary Allocation

a) Construction phase (with Break-up):

Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)
1	Air Environment	Water Sprinkling, Green Belt Development, Covered storage area	20
2	Noise Environment	Noise Barricades and Green Belt Developments	15
3	Water Environment	Septic tank soak pits, Drainage with sedimentation tanks	10
4	Good Health Practices	Site Sanitation & Health Care	5
5	Environment	Air,water,noise soil monitoring during	1.5

b) Operation Phase (with Break-up):

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	Waste water	STP	554.00	80.50
2	Solid waste management	OWC	68.00	22.00
3	Rain water management	RWH tanks	85.00	9.00
4	Energy savings	Solar panels and LED	1280.00	128.00
5	Green belt	landscaping	500.00	25.00

39.Storage of chemicals (inflamable/explosive/hazardous/toxic substances)

Description	Status	Location	Storage Capacity in MT	Maximum Quantity of Storage at any point of time in MT	Consumption / Month in MT	Source of Supply	Means of transportation
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

40.Any Other Information

No Information Available

Government of Maharashtra

	CRZ/ RRZ clearance obtain, if any:	Not applicable
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	7.00 km away from Thane flamingo sanctuary
	Category as per schedule of EIA Notification sheet	8(b) , B1
	Court cases pending if any	-
	Other Relevant Informations	The application for Expansion where in IT park is proposed to be converted into Integrated Information Technology Township (IITT)
	Have you previously submitted Application online on MOEF Website.	No
	Date of online submission	-

3. The proposal has been considered by SEIAA in its 186th meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions:

Specific Conditions:

I	Committee noted that, PP have circulated the revised CS,PP to revise the same online also.
II	PP to provide 555 two wheeler parking as per norms.
III	PP to maintain the project as net zero discharge project.
IV	PP to obtain the NoC from Petroleum and Explosives Safety Organisation (PESO) for DG set, if required.
V	PP to comply the observations made by Ro,Nagpur vide letter dated 25/8/2017.
VI	PP to ensure that proposed CER cost should be as per green field, excluding the cost of already constructed 3 buildings. PP to submit CER prescribed by MoEF&CC circular dated 1.5.2018 relevant to the area and people around the project. The specific activities to be undertaken under CER to be carried out in consultation with Municipal Corporation or collector or Environment Department.
VII	PP to explore possibility for connecting road on south side of B4 building & North as well as B8 building. Also PP to provide cul de sac for fire tender movement. The PP to get NOC from competent authority with reference to Thane creek flamingo sanctuary if the project site falls within 10 Km radius from the said sanctuary boundary. The planning authority to ensure fulfilment of this condition before granting CC.
VIII	PP to ensure that CER plan gets approved from Municipal Commissioner/District Collector.
IX	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.
X	SEIAA decided to grant EC for – FSI: 190021.19 m2, Non-FSI:204221.82 m2 and Total BUA: 394243.01 m2 (Plan Approval no-EE/SPA/Gen-2/IFMS/A39006, Date-28.01.2020)

General Conditions:

I	E-waste shall bedisposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
II	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.
III	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.
IV	PP has to abide by the conditions stipulated by SEAC& SEIAA.
V	The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
VI	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.
VII	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.

Government of Maharashtra

VIII	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.
IX	The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
X	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
XI	Arrangement shall be made that waste water and storm water do not get mixed.
XII	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
XIII	Additional soil for leveling 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.
XIV	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
XV	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.
XVI	Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
XVII	Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
XVIII	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.
XIX	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
XX	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
XXI	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.
XXII	Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
XXIII	Ready mixed concrete must be used in building construction.
XXIV	Storm water control and its re-use as per CGWB and BIS standards for various applications.
XXV	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
XXVI	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
XXVII	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. Discharge of this unused treated affluent, if any should be discharge in the sewer line.Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated affluent, if any should be discharge in the sewer line.Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
XXVIII	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
XXIX	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
XXX	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.
XXXI	Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
XXXII	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
XXXIII	Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.
XXXIV	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation 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. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.

XXXV	Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
XXXVI	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.
XXXVII	Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
XXXVIII	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
XXXIX	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.
XL	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.
XLI	Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.
XLII	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 in Para 2. Prior certification from appropriate authority shall be obtained.
XLIII	Wet garbage 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. Local authority should ensure this.
XLIV	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
XLV	A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
XLVI	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
XLVII	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
XLVIII	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 and year-wise expenditure should reported to the MPCB & this department.
XLIX	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 http://ec.maharashtra.gov.in.
L	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
LI	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.
LII	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.
LIII	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.
LIV	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.

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. 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.

6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, and amendments by MoEF&CC Notification dated 29th April, 2015.

8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.

9. 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.

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

Shri. Anil Diggikar (Member Secretary SEIAA)

Copy to:

1. SHRI JOHNY JOSEPH, CHAIRMAN-SEIAA
2. SHRI UMAKANT DANGAT, CHAIRMAN-SEAC-I
3. SHRI M.M.ADTANI, CHAIRMAN-SEAC-II
4. SHRI ANIL .D. KALE. CHAIRMAN SEAC-III
5. SECRETARY MOEF & CC
6. IA- DIVISION MOEF & CC
7. MEMBER SECRETARY MAHARASHTRA POLLUTION CONTROL BOARD MUMBAI
8. REGIONAL OFFICE MOEF & CC NAGPUR
9. MAHARASHTRA STATE ELECTRICITY DISTRIBUTION CO. LTD

Government of Maharashtra

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/165940/2020
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai-400032.
Date: 10.05.2021.

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,
Juinagar, Navi Mumbai.

Subject : Environment Clearance for Proposed Amendment for Development of Integrated Information Technology Township (IITT) comprising of IT bldgs, Data Centre, Resi. Bldg, GIS, Food Court,FOB, Retail, at MIDC, Juinagar, Navi Mumbai by M/s.NEWFOUND PROPERTIES AND LEASING PVT LTD

Reference : Application no. SIA/MH/MIS/165940/2020

This has reference to your communication on the above mentioned subject. The proposal was considered by the SEAC- in its 140th meeting under screening category 8 (a) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 218th B meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

1.	Plot Area (Sq. m)	2,37,860.23 sqm
2.	FSI Area (Sq. m)	3,62,274.68 sqm
3.	Non FSI Area (Sq. m)	3,07,739.97 sqm
4.	Proposed Built up area (FSI + Non FSI) (Sq. m)	6,70,014.65 sqm

5.	Building configuration	**Building no.**	**Configuration**	**Height in meter**
		B1-(IT building)	Stilt + 3 Parking + 8 Office Flrs. + Part 9th	57.70
		B2-(IT building)	Part Stilt + 4 Office Flrs. + Part 5th	28.30
		B3-(IT building)	Stilt + 3 Parking + 8 Office Flrs. + Part 9th	57.70
		B4-(IT building)	Stilt+7 Parking+14 Office	100.60
		B5 –a & b (Data Center 1& 2)	Ground + 6 + terrace + upper terrace (with mezzanine at 1st - 6th levels)	73.20
		B6- Food court Block	G+1 floors + 2 floor (pt) + Part basement for services	14.80
		B7-Glass box	Ground floor	4.60
		B8- (IT building)	Stilt + 7 Parking + 14 office floors	100.60
		B9-Residential Club	G+1 floors	9.45
		B10- Residential Tower - T2	Parking 3 + Parking 4 + Parking 5 + E-deck + 23 Floors + (Part basement for services)	85.05
		B11- Residential Tower – T11	Parking 4 + Parking 5 + E-deck + 23 Floors + (Part basement for services)	83.05
		B12-Residential Tower - T1	Parking 4 + Parking 5 + E-deck + 33 Floors + (Part basement for services)	117.35
		B13-Residential Tower - T3	Parking 2 + Parking 3 + Parking 4 + Parking 5 + E-deck + 23 Floors + (Part basement for services)	85.05
		B14-Residential Tower – T10	Parking 2 + Parking 3 + Parking 4 + Parking 5 + E-deck + 33 Floors + (Part basement for services)	120.50
		Retail- High Street	L1, L2, L3 + Theatre (72 shops + 1000 seats Multiplex)	29.70
		Visitor Management Centre	G+1 floors	9.00
		GIS Substation	G+2 floors	15.50
		Foot Over Bridge		
6.	No.of Tenements and shops	Commercial –IT buildings, food court, High Street (72 shops) + Multiplex (1000 Seats) Residential- 888 nos		
7.	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, **Total- 37228 nos**
8.	Total Water requirement CMD	IT + food Court - 1462 KLD, Data Centre- 5 KLD, Resi- 610 KLD Retail +VMS – 30 KLD, Landscaping- 313 KLD, **Total- 2420 KLD**
9.	Sewage generation CMD	IT + food Court - 1379 KLD, Data Centre- 5 KLD, Resi- 569 KLD, Retail + VMS – 28 KLD **Total- 1981 KLD**
10.	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 - 626 KLD (228 KLD + 398 KLD), Retail +VMS – 30 KLD **Total- 2126 KLD** Technology - IT Bldg 1,2,3 and residential bldg -MBBR IT bldg. 4 & 8, Data Centre and Food court -MBR
11.	STP location	Ground and Basement
12.	Total Solid waste quantities	IT + food court - 7743 kg/day , 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/ann
13.	RG Area in Sq.m	Required RG- 42533.64 Provided RG on ground – 30050.90 sq.m RG on podium – 12482.74 sq.m Total RG-42533.64 sq.m (20 %)
14.	Power Requirement	During Operation phase- Details: Connected Load(KW) – IT bldg. + retail - Connected load – 28.83 MW

<table>
<tr><td></td><td></td><td><table><tr><td></td><td>Data Centre-
Connected load – 160 MW
Resi-
Connected lo ad – 6.71 MW
Total- 195.54 MW</td></tr><tr><td>Demand Load (KW)</td><td>IT bldg. + retail -
Maximum demand- 17.42 MVA
Data Centre-
Maximum demand- 150 MVA
Resi-
Maximum demand- 3.98 MVA
Total- 171.40 MVA</td></tr></table></td></tr>
<tr><td>15.</td><td>Energy Efficiency</td><td>IT-
Overall savings – 10%
Solar savings – 5%
Resi-
Overall savings – 18%
Solar savings – 5%
Data Centre - Nil</td></tr>
<tr><td>16.</td><td>DG sets capacities</td><td>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<table><tr><td>GIS</td><td>2 X 150 MVA Power Transformers for DATA Center.
2 X 25 MVA Power Transformers for Commercial + Residential.
1 X 200 KVA for Substation Auxillary as per MSETCL norms.</td></tr><tr><td>HSD Tanks For Data Centre</td><td>80 KL x 14 nos (1120 KL) only Data B5 a & Bb</td></tr></table></td></tr>
<tr><td>17.</td><td>Parking 4W & 2W</td><td>4W- 6382 No's
2W- 548 No's</td></tr>
<tr><td>18.</td><td>Rain water harvesting Scheme</td><td>IT bldg. + Retail – 806 cum
Data center- 14 recharge pits
Resi- 204 cum</td></tr>
<tr><td>19.</td><td>Project Cost in(Cr.)</td><td>Rs 2370.54 Cr.</td></tr>
<tr><td>20.</td><td>EMP Cost</td><td><table><tr><th>Sr no</th><th>Method Adopted</th><th>Setting-up Cost (Rs Lakhs) for IT and retail</th><th>Setting-up Cost (Rs Lakhs) for Data Centre</th><th>Setting-up Cost (Rs Lakhs) for Residential</th></tr><tr><td>1</td><td>Rain water harvesting</td><td>48.00</td><td>4.50</td><td>32.64</td></tr><tr><td>2</td><td>SWM</td><td>42.50</td><td>3.00</td><td>20.00</td></tr></table></td></tr>
</table>

3	STP	320.00	28.00	190.00
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	1205.00
5	Landscaping	400.00	20.50	300.00
	Total	3840.50	106.00	1747.64
	Grand Total	Rs 56.94 Cr		

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	10.00
3	STP	180.00	2.50	25.00
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	60.25
5	Landscaping	60.00	3.00	45.00
	Total	408.50	8.10	141.45
	Grand Total	Rs. 5.58 Cr		

3. The proposal has been considered by SEIAA in its 218th B 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 there under as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to ensure that STP to be kept open minimum up to 40%.
3. PP to adopt water conservation measures by providing Low Flow Devices (LFD) as plumbing fixtures. PP to ensure that the energy savings from renewable sources shall be minimum 5%.
4. PP to abide conditions stipulated in all Noc's issued to the project.
5. PP to achieve Zero discharge as committed during the presentation. PP also to obtain PESO NOC.
6. PP to ensure that at least 40% of four wheeler parking's and Two wheeler parking's should be provided with electric Charging Facilities.
7. PP to ensure that 661 no of trees proposed to be cut shall be transplanted, as agreed during presentation No trees shall be cut.
8. PP to provide 6 meter separate road for upkeep & maintenance of Nalla .PP to obtain & submit latest nalla remark with design from MIDC.
9. PP to comply all conditions mentioned in earlier EC dated 18/02/2020.
10. PP to ensure no services provided in basement except STP & UGT .
11. PP to demarked separate area in master layout for E waste disposal in IT buildings.

B. SEIAA Conditions-

1. 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.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
3. 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.
4. SEIAA after deliberation decided to grant Environment Clearance for- FSI- 1,14,600.85 m2, Non FSI- 1,11,107.53 m2, Total BUA- 2,25,708.38 m2 (Plan Approval- EE/SPA/Gen-2/1DEF/ IFMS/A61810/of'2021 dated 22.02.2021).

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 off 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. 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.

XVII. 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.

XVIII. 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.

XIX. 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.

XX. 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. 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 http://parivesh.nic.in

XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.

XIII. 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.

XIV. 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. 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 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.

Manisha Patankar-Mhaiskar
(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.

ENVIRONMENTAL CLEARANCE

PARIVESH

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

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.**	**EC23B039MH122447**
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.

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/410004/2022
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/INFRA2/410004/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 195th meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 258th (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^2) & %		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^2) approved by Planning Authority till date		Approval dated 17.03.2022 for proposed bldg. No 5A u/n MIDC/IFMS/THANE2/E&MD/EEThane2/2022/A940033				
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)**	**Building Name**	**Configuration**	**Height (m)**	
	B1 (IT building)	Stilt + 3 Parking + 8 Office Flrs. + Part 9th	57.70 m	B1- (IT building)	Stilt + 3 Parking + 8 Office Flrs. + Part 9th	57.70 m	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
	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, **Total- 37228 nos**			
23	Total Water Requirements CMD			IT + food Court - 1462 KLD, Data Centre- 5 KLD, Resi- 610 KLD Retail +VMS – 30 KLD, Landscaping- 313 KLD, **Total- 2420 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 - 626 KLD (228 KLD + 398 KLD), Retail +VMS – 30 KLD **Total- 2126 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- 5 KLD, Resi- 569 KLD, Retail + VMS – 28 KLD **Total- 1981 KLD Sewage Generation** 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	200000 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 earther (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. Rest all the buildings remains same
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	

	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
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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
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	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 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 258th (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 m2, Non FSI-117535.75 m2, Total BUA-244299.24 m2. (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 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. 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, 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. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.

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

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

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

VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to

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

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

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

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

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

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

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

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

Pravin Darade
(Member Secretary, SEIAA)

Copy to:

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

Annexure III

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

(A Government of Maharashtra Undertaking)

Phone : 27781602

No.DE/SPA/GEN-2/1/DEF/IFMS/ 825479 /18
Office of the Deputy Engineer,
Special Planning Authority
MIDC Sub-Division No.1,
Mahape – Navi Mumbai.

Date : - 11/04/2018

To,
M/s.Newfound Properties and Leasing Pvt. Ltd.
Plot Nos. Gen-2/1D, Gen-2/1E & Gen-2/1F,
Turbhe, TTC Industrial Area,
MIDC, Navi Mumbai.

Sub : B.C.C & D.C.C. for I.T. Building No. 1 on Plot No. Gen-2/1D, Gen-2/1E & Gen-2/1F, TTC Industrial Area, Turbhe, MIDC, Navi Mumbai.

Ref : 1) Your application vide No. SWC/14/19/20180406/549102.
2) The Final NOC issued by CFO, MIDC vide letter No. MIDC/ Fire/A-82822 dated 12/03/2018.

Dear Sir,

Please find enclosed herewith following certificate: -

- Occupancy Certificate.
- Building Completion Certificate.
- Drainage Completion Certificate.

Please acknowledge the receipt of the same.

Thanking you,

D.A. :- As above.

Yours faithfully,

(A. V. Mali)
Deputy Engineer & SPA.
MIDC, Sub-Division I (Civil),
Mahape, Navi Mumbai.

- Copy submitted to
  1) The Collector Thane, Dist. Thane for information.
  2) The Municipal Commissioner, N.M.M.C. for information.
  3) The Chief Fire Officer, MIDC, Andheri, Mumbai-93 for information.
  4) The Executive Engineer, MIDC Dn. No. II, Thane for information.
  5) The Regional Officer, MIDC Mahape, for information.
- Copy f.w.c.'s to
  Architect.
- Copy to Guard file.

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

(A Government of Maharashtra Undertaking)

This certificate is accompaniment with letter No. DE/SPA/GEN-2/1/DEF/ IFMS/825479 /18 dated 11/04/2018

OCCUPANCY CERTIFICATE.

This is to certify that the development work of **I.T. Building No. 1** on Plot Nos. **Gen-2/1D, Gen-2/1E & Gen-2/1F** in **T.T.C. Industrial Area, Turbhe, MIDC, Navi Mumbai,** for **M/s. Newfound Properties and Leasing Pvt. Ltd,** completed under the supervision of **Mr. Devang N. Shah,** Architect License No. **CA/2000/25733** is permitted to be occupied for total built up area as stated in Building Completion Certificate attached.

(A. V. Mali)
Deputy Engineer & SPA,
MIDC, Sub-Division I (Civil),
Mahape, Navi Mumbai.

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

(A Government of Maharashtra Undertaking)

This certificate is accompaniment with letter No. DE/SPA/GEN-2/1/DEF/ IFMS/B25479 /18 dated 11/04/2018

BUILDING COMPLETION CERTIFICATE

This is to certify that **M/s. Newfound Properties and Leasing Pvt. Ltd.,** of Plot Nos. **Gen-2/1D, Gen-2/1E & Gen-2/1F** in **T.T.C. Industrial Area, Turbhe, MIDC, Navi Mumbai,** have completed the **I.T. Building No.1,** on the above said plot in accordance with the building plans approved vide this office letter No. **DE/SPA/Gen-2/1/DEF/IFMS/B14077/18** dated **03.04.2018,** through the licensed Architect **Mr. Devang N. Shah,** License No. **CA/2000/25733.**

Details of units constructed are as given below ;

1.	Name of allottee	:	Newfound Properties and Leasing Pvt. Ltd.
2.	Plot No.	:	Gen- 2/1D, Gen- 2/1E & Gen- 2/1F.
3.	Net Plot Area in Sqm.	:	212552.97 Sqm
4.	Date of Transfer order	:	20/10/2006.
5.	Approval of plans	:	As per enclosed statement of BUA
A)	Earlier BCC issued vide letter No. ----- dated --------	:	Nil
B)	Earlier Part BCC issued vide letter No. DE/SPA/Gen-2/1/DEF/IFMS/A23405 dated 17.01.2017 for Bldg. No.2	:	Stilt + 2 to 4 (FSI) 10414.36 Sqm (FSI Free) 2653.88 Sqm
C)	Amended plan approval vide letter No. DE/SPA/Gen-2/1/DEF/IFMS/B14077/18 dated 03/04/18 for Bldg. No.1.	:	Stilt + 3 Parking + 8 office Floors (FSI) 24914.04 Sqm (FSI Free) 11773.92 Sqm
	Grand Total (A+C)	:	**Stilt + 3 Parking + 8 office Floors** **(FSI) 24914.04 Sqm** **(FSI Free) 11773.92 Sqm**

Note: Please see detailed statement attached.

..2..

6.	Position of construction on site as on	:	11/04/2018.
	a) Built up area completed in all respect.	:	(FSI) 24914.04 Sqm (FSI Free) 11773.92 Sqm
	b) Area under construction.	:	-----
	c) Open area.	:	-----
	d) Remarks	:	Construction Completed in all as per approved plans respect.
7.	Remarks of Deputy Engineer, regarding observation of D.C. Rule (Deputy Engineer may indicate as to whether the construction has been in accordance with the approved plans and give any other observation which he considers necessary to give.)	:	Construction completed as per D.C. Rules.
8.	Area that could be considered now as built up area for IT Bldg.No.1 .	:	(FSI) 24914.04 Sqm (FSI Free) 11773.92 Sqm
9.	Actual utilization of plot in view of existing construction in the form of utilization of FSI. (IT Bldg.No.1)	:	24914.04 / 212552.97 0.11 < 1.80.....O.K.
10.	Do you recommended grant of final lease of entire plot having regard to area of plot And construction carried out so far?	:	Yes, Subject to fulfilment of all terms and conditions of allotment order, Agreement to lease and transfer.

(A. V. Mali)
Deputy Engineer & SPA,
MIDC, Sub-Division I (Civil),
Mahape, Navi Mumbai.

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

(A Government of Maharashtra Undertaking)

This certificate is accompaniment with letter No. DE/SPA/GEN-2/1/DEF/ IFMS/B25479/18 dated 11/04/2018

DRAINAGE COMPLETION CERTIFICATE

This is to certify that **M/s. Newfound Properties and Leasing Pvt. Ltd.,** on Plot Nos. **Gen- 2/1D, Gen- 2/1E & Gen- 2/1F** in **T.T.C. Industrial Area, Turbhe, MIDC, Navi Mumbai,** have completed their internal drainage works with septic tank & soak pit for their **I.T. Building No.1,** as per this office Drainage plans approval letter No. **DE/MHP(C)/Gen-2/3832/2007** dated **23/11/2007** through the Licensed Plumber **Mr. Rohan V. Borkar**, **L. P. No. 5105**.

(A. V. Mali)
Deputy Engineer & SPA,
MIDC, Sub-Division I (Civil),
Mahape, Navi Mumbai.

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

(A Government of Maharashtra Undertaking)

The statement is accompaniment to B.C.C. letter No.DE/SPA/Gen-2/1/DEF/IFMS/B25478 18 dated 12/04/2018 issued by M.I.D.C. address to M/s. Newfound Properties & Leasing Pvt. Ltd. for IT Building No.1 on plot No. Gen-2/1D, Gen-2/1E & Gen-1/2F in TTC Industrial Area, MIDC, Navi Mumbai.

Description	Stilt/Gr. Floor Area in Sqm	1st Floor Area in Sqm	2nd Floor Area in Sqm	3rd Floor Area in Sqm	4th Floor Area in Sqm	5th Floor Area in Sqm	6th Floor Area in Sqm	7th Floor Area in Sqm	8th Floor Area in Sqm	9th Floor Area in Sqm	10th Floor Area in Sqm	11th Floor Area in Sqm	Terrace Area in Sqm	Total BUA in Sqm
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
I) Existing builtup Area : BCC issued vide letter No. NIL dated NIL														
FSI	0.00													**0.00**
Free of FSI	0.00													**0.00**
II) Amended Plan approval vide letter No.DE/SPA/Gen-2/1/DEF/IFMS/B41077/18 dated 03.04.2018 for Building No. 1														
FSI	196.05	157.23	135.70	135.70	3051.06	3051.06	2740.44	3051.06	3051.06	3051.06	2951.92	3051.06	290.64	**24914.04**
Free of FSI	2748.68	2723.32	3150.96	3150.96										**11773.92**
Total upto date Area for BCC(I+II)	**196.05**	**157.23**	**135.70**	**135.70**	**3051.06**	**3051.06**	**2740.44**	**3051.06**	**3051.06**	**3051.06**	**2951.92**	**3051.06**	**290.64**	**24914.04**
	2748.68	**2723.32**	**3150.96**	**3150.96**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**11773.92**

(A. V. Mali)
Deputy Engineer & SPA
MIDC, Sub-Division No. 1
Mahape, Navi Mumbai

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

HEAD OFFICE:- Udyog Sarthi", Mahakali Caves Road,
Andheri (E), Mumbai-400093.Tele: (022)
26870052/54/27/73 Fax: (022) 26871587
MAHAPE OFFICE:- MIDC Div No. II, Office Building, Plot No. AM- 20,
Behind Lokmat Building, Thane-Belapur Road, TTC
Industrial Area, Mahape, Navi Mumbai- 400710.
Phone: 27781602
Email:- demahape1@midcindia.org
Email:- eethanedn2@midcindia.org
Website :-www.midcindia.org, Phone: 27781602

No.EE/SPA/GEN-2/1/DEF/IFMS/ **D98270** /of'18
Office of the Executive Engineer,
MIDC Division No. II, Mahape
Navi Mumbai.
Date :- 30/11/2018

To,
M/s.Newfound Properties and Leasing Pvt. Ltd.
Plot Nos. Gen-2/1D, Gen-2/1E & Gen-2/1F,
Turbhe, TTC Industrial Area,
MIDC, Navi Mumbai.

Sub : Building Completion Certificate, Occupancy Certificate and **Drainage Completion Certificate** for I**.T. Building No. 2** on Plot No. Gen-2/1D, Gen-2/1E & Gen-2/1F, TTC Industrial Area, Turbhe, MIDC, Navi Mumbai.

Ref : 1) Your application vide No. SWC/14/19/20181122/589301.
2) Final NOC issued by CFO, MIDC vide letter No.MIDC/Fire/ D-93024dated 27/11/2018.

Dear Sir,

Please find enclosed herewith following certificate:

- Occupancy Certificate
- Building Completion Certificate
- Drainage Completion Certificate.

Please acknowledge the receipt of the same.

Thanking you,

Yours faithfully,

D. A. : As above.

Executive Engineer,& SPA,
MIDC, Division No. - II,
Mahape, Navi Mumbai.

- Copy submitted to
  1)The Collector Thane, Dist. Thane for information.
  2)The Municipal Commissioner, N.M.M.C. for information.
  3)The Chief Fire Officer, MIDC, Andheri, Mumbai-93 for information.
- Copy f.w.c.'s.
  1) Architect.
  2) The Deputy Engineer,MIDC, Sub-Division No. I, Mahape, Navi Mumbai.
  3) The Regional Officer, MIDC Mahape, for information.

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

This letter is accompaniment to letter No.EE/SPA/GEN-2/1/DEF/IFMS/ D98270 dated 30/11/2018

OCCUPANCY CERTIFICATE.

This is to certify that the development work of **I.T. Building No. 2**on Plot No. **GEN-2/1D, GEN-2/1E & GEN-2/1F for M/s. Newfound Properties and Leasing Pvt. Ltd.**in **T.T.C. Industrial Area, Turbhe, MIDC, Navi Mumbai,** completed under the supervision of **Shri. Devang N. Shah,** License No. **CA/2000/25733** is permitted to be occupied for total built up area as stated in Building Completion Certificate attached.

Thanking you,

Your's faithfully,

Executive Engineer,& SPA,
MIDC, Division No. -II,
Mahape, Navi Mumbai.

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

This letter is accompaniment to letter No.EE/SPA/GEN-2/1/DEF/IFMS/ D98270 dated 30/11/2018

BUILDING COMPLETION CERTIFICATE

This is to certify that M/s. Newfound Properties and Leasing Pvt. Ltd.**,** of Plot No. **I.T.5,** in **T.T.C. Industrial Area, Turbhe, MIDC, Navi Mumbai,** have completed the **I.T. Building No. 2,**on the above said plot in accordance with the building plans approved vide this office letter No.**DE/SPA/Gen-2/1/DEF/IFMS/E05678** dated **07.12.2016,** through the licensed Architect **Shri. Devang N. Shah,** License No. **CA/2000/25733.**

Details of units constructed are as given below

1.	Name of allottee	**:**	M/s. Newfound Properties and Leasing Pvt. Ltd.
2.	Plot No.	**:**	Gen- 2/1D, Gen- 2/1E & Gen- 2/1F.
3.	Plot Area in Sqm.	**:**	212552.97 Sqm
4.	Date of Transfer order	**:**	20/10/2006.
5.	Approval of plans	**:**	As per enclosed statement of BUA
A)	Earlier BCC issued vide letter No. DE/SPA/Gen-2/1/DEF/IFMS/B25479/18 dated 11/04/2018 Bldg. No.1.	**:**	Stilt/Gr.+11 Floors (FSI) 24914.04Sqm (FSI Free)11773.92Sqm
B)	Earlier Part BCC issued vide letter No. DE/SPA/Gen-2/1/DEF/IFMS/B25527 dated 11/04/2018 for Bldg. No.3.	:	Stilt + 3 parking floors.+5 floors (FSI) 16796.33Sqm (FSI Free) 11495.03Sqm
C)	Amended plan approval vide letter No. DE/SPA/Gen-2/1/DEF/IFMS/ E05678 dated 07/12/16 for Bldg. No.2.	:	Stilt + 4 Floors (FSI) 13665.84 Sqm (FSI Free) 2653.88 Sqm
D)	Earlier Part BCC issued vide letter No. DE/SPA/Gen-2/1/DEF/IFMS/A23405 dated 17.01.2017 for Bldg. No.2.	:	Stilt + 2 to 4 (FSI) 10414.36 Sqm (FSI Free) 2653.88 Sqm
E)	As per amended plan approval vide letter No. DE/SPA/Gen-2/1/DEF/IFMS/ E05678 dated 07/12/16. Now BCC proposed for Bldg. No.2	**:**	1st floor (FSI) 3251.48 Sqm
	Grand Total (A+B+D+E)	**:**	**(FSI) 55376.21Sqm** **(FSI Free) 25922.83Sqm**

Note: As per annexure-1 attached.

…2….

6.	Position of construction on site as on a) Built up area completed in all respect. b)Area under construction. c) Open area. d) Remarks	: : : :	28/11/2018 (FSI) 55376.21 Sqm (FSI Free) 25922.83 Sqm NIL. _____ Construction completed as per approved plans.
7.	Remarks of Deputy Engineer, regarding observation of D.C. Rule (Deputy Engineer may indicate as to whether the construction has been in accordance with the approved plans and give any other observation which he considers necessary to give.)	:	Construction completed as per D.C. Rules.
8.	Area that could be considered now as built up area for IT Bldg. No.2	:	(FSI) 13665.84 Sqm (FSI Free) 2653.88 Sqm
9.	Actual utilization of plot in view of existing construction in the form of utilization of FSI. {IT Bldg.No.1 + IT Bldg.No.3 (Part) + IT Bldg. No.2}	:	55376.21 / 212552.97 0.26< 1.80 O.K
10.	Do you recommended grant of final lease of entire plot having regard to area of plot And construction carried out so far?	:	Yes, Subject to fulfilment of all terms and conditions of allotment order, Agreement to lease and transfer.

Executive Engineer,& SPA,
MIDC, Division No. -II,
Mahape, Navi Mumbai.

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

This letter is accompaniment to letter No.EE/SPA/GEN-2/1/DEF/IFMS/ D98270 dated 30/11/2018

DRAINAGE COMPLETION CERTIFICATE

This is to certify that **M/s. Newfound Properties and Leasing Pvt. Ltd.,** on Plot Nos. **Gen- 2/1D, Gen- 2/1E & Gen- 2/1F in T.T.C. Industrial Area, Turbhe, MIDC, Navi Mumbai**, have completed their internal drainage works with septic tank & soak pit for their **I.T. Building No. 2,** as per this office Drainage plans approval letter No. **DE/MHP(C)/Gen-2/3834/2007,** dated **23/11/2007**through the Licensed Plumber **Mr. Rohan V. Borkar, L. P. No. 5105.**

Thanking you,

Your's faithfully,

Executive Engineer,& SPA,
MIDC, Division No. -II,
Mahape, Navi Mumbai.

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

(A Government of Maharashtra Undertaking)

Annexure-1

The statement is accompaniment to B.C.C. letter No. EE/SPA/Gen-2/1/DEF/IFMS/ D98270 /18 dated 30/11/2018 issued by M.I.D.C. address to M/s. Newfound Properties & Leasing Pvt. Ltd. for IT Building No.2 on plot No. Gen-2/1D, Gen-2/1E & Gen-1/2F in TTC Industrial Area, MIDC, Navi Mumbai.

Description	Stilt/Gr. Floor Area in Sqm	1st Floor Area in Sqm	2nd Floor Area in Sqm	3rd Floor Area in Sqm	4th Floor Area in Sqm	5th Floor Area in Sqm	6th Floor Area in Sqm	7th Floor Area in Sqm	8th Floor Area in Sqm	9th Floor Area in Sqm	10th Floor Area in Sqm	11th Floor Area in Sqm	Terrace Area in Sqm	Total BUA in Sqm
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
I) Existing builtup Area : BCC issued vide letter No.DE/SPA/Gen-2/1/DEF/IFMS/B25479/18 dated 11/04/2018 for Building No.1.														
FSI	196.05	157.23	135.70	135.70	3051.06	3051.06	2740.44	3051.06	3051.06	3051.06	2951.92	3051.06	290.64	**24914.04**
Free of FSI	2748.68	2723.32	3150.96	3150.96										**11773.92**
II) Existing builtup Area : Part BCC issued vide letter No.DE/SPA/Gen-2/1/DEF/IFMS/B25527 dated 11.04.2018 for Building No. 3														
FSI	259.35	158.61	135.59	372.92	3282.01	3282.01	2741.82	3282.01	3282.01					**16796.33**
Free of FSI	2685.38	2744.84	3151.07	2913.74										**11495.03**
III) Amended Plan approval vide letter No.DE/SPA/Gen-2/1/DEF/IFMS/E05678 dated 07.12.2016 for Building No. 2														
FSI	703.59	3251.48	3474.83	3474.83	2469.85								291.26	**13665.84**
Free of FSI	2653.88													**2653.88**
IV) Existing builtup Area : Part BCC issued vide letter No.DE/SPA/Gen-2/1/DEF/IFMS/A23405 dated 17.01.2017 for Building No. 2														
FSI	703.59		3474.83	3474.83	2469.85								291.26	**10414.36**
Free of FSI	2653.88													**2653.88**
V) BCC issued vide this letter for Building No. 2														
FSI		3251.48												**3251.48**
Free of FSI														**0.00**
Total upto date BUA for BCC (I+II+IV+V)	**1158.99**	**3567.32**	**3746.12**	**3983.45**	**8802.92**	**6333.07**	**5482.26**	**6333.07**	**6333.07**	**3051.06**	**2951.92**	**3051.06**	**581.90**	**55376.21**
	8087.94	**5468.16**	**6302.03**	**6064.70**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**25922.83**

Executive Engineer & SPA
MIDC, Division No. - II
Mahape, Navi Mumbai

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

(A Government of Maharashtra Undertaking)

HEAD OFFICE: "Udyog Sarthi", Mahakali Caves Road, Andheri (East), Mumbai- 400093.Tele:(022)26870052/54/27/73,Fax: 26871587

MAHAPE OFFICE: MIDC Division No. II, Office Building, Plot No.AM- 20, Behind Lokmat Building, Thane-Belapur Road, TTC Industrial Area, Mahape, Navi Mumbai - 400710. Phone: 27781602.
Email: demahape2@midcindia.org /eethane2@midcindia.org
Website :www.midcindia.org,

No.EE/SPA/GEN-2/1/DEF/IFMS/B40515
Office of the Executive Engineer &
Special Planning Authority,
MIDC Division No. II, Mahape
Date :- 25/04/2022

To,
M/s. Newfound Properties and Leasing Pvt. Ltd.
Plot Nos. Gen-2/1D, Gen-2/1E & Gen-2/1F,
Turbhe, TTC Industrial Area,
Navi Mumbai.

Sub : **Building Completion Certificate, Occupancy Certificate** and **Drainage Completion Certificate** for **I.T. Building No. 3** on plot Nos. Gen-2/1D, Gen-2/1E & Gen-1/2F in TTC Industrial Area, Turbhe MIDC, Navi Mumbai.
Architect : Shri. Ashwin N. Navelkar.

Ref : 1) Your application vide No. SWC/14/19/20220419/773984.
2) Final NOC issued by CFO, MIDC vide letter Nos. MIDC/Fire/ A82829 and D98629 dated 12/03/2018 and 30/11/2018 respectively.

Dear Sir,

Please find enclosed herewith following certificate:

- Occupancy Certificate.
- Building Completion Certificate.
- Drainage Completion Certificate.

Please acknowledge the receipt of the same.

Thanking you,

D. A. : As above.

Executive Engineer,& SPA,
MIDC, Division No. - II,
Mahape, Navi Mumbai.

- Copy submitted to
  1)The Collector Thane, Dist. Thane for information.
  2)The Municipal Commissioner, N.M.M.C. for information.
  3)The Chief Fire Officer, MIDC, Andheri, Mumbai-93 for information.
  4)The Regional Officer, MIDC Mahape, for information.
- Copy
  f.w.c.'s
  1) Architect.
  2) The Deputy Engineer, MIDC, Sub-Division No. II, Mahape, Navi Mumbai.

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

This letter is accompaniment to letter No. EE/SPA/GEN-2/1/DEF/IFMS/ B40515 dated 25/04/2022

OCCUPANCY CERTIFICATE

This is to certify that the development work of **IT Building No. 3** on Plot No. **Gen-2/1D, Gen-2/1E & Gen-2/1F of TTC Industrial Area, MIDC, Navi Mumbai**, for **M/s. Newfound Properties and Leasing Pvt. Ltd.** completed under the supervision of **Shri. ASHWIN N. NAVELKAR**, License No. **CA/2019/105772** is permitted to be occupied for built up area as stated in Part Building Completion Certificate attached. Built up area completed as per approved Plans vide letter No. **DE/SPA/GEN-2/1/DEF/ IFMS/B14083/18** dated **03/04/2018.**

Executive Engineer,& SPA,
MIDC, Division No. -II,
Mahape, Navi Mumbai.

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

This letter is accompaniment to letter No. EE/SPA/GEN-2/1/DEF/IFMS/ B40515 dated 25/04/2022

BUILDING COMPLETION CERTIFICATE

This is to certify that **M/s. Newfound Properties and Leasing Pvt. Ltd.,** of Plot No. **Gen-2/1D, Gen-2/1E & Gen-2/1F of TTC Industrial Area, MIDC, Navi Mumbai,,** have completed the **I.T. Building No. 3,** on the above said plot in accordance with the building plans approved vide this office letter No. **DE/SPA/GEN-2/1/DEF/IFMS/B14083/18** dated **03/04/2018,** through the licensed Architect **Shri. ASHWIN N. NAVELKAR**, License No. **CA/2019/105772.**

Details of units constructed are as given below

1.	Name of allottee	:	M/s. Newfound Properties and Leasing Pvt. Ltd.
2.	Plot No.	:	Gen- 2/1D, Gen- 2/1E & Gen- 2/1F.
3.	Net Plot Area in m2.	:	212552.97 m2
4.	Date of Transfer order	:	20/10/2006.
5.	Approval of plans	:	As per enclosed statement of BUA
A)	Earlier BCC issued vide letter No.DE/ SPA/Gen-2/1/DEF/IFMS/ B25479/18 dated 11/04/2018 for Bldg. No.1.	:	Stilt + 3 Parking + 8 office floors (FSI) : 24914.04 m2 (Free of FSI) : 11773.92 m2
B)	Earlier BCC issued vide letter No.EE/ SPA/Gen-2/1/DEF/IFMS/D98270/of 18 dated 31.11.2018 for Bldg. No.2.	:	Stilt + 4 floors (FSI) : 13665.84 m2 (Free of FSI) : 2653.88 m2
C)	Approval of plans vide letter No.DE/ SPA/GEN-2/1/DEF/IFMS/ B14083/18 dated 03/04/2018.for Bldg. No.3	:	Stilt + 3 Parking + 8 office floors (FSI) : 26544.08 m2 (Free of FSI) : 11495.03 m2
D)	Earlier Part BCC/OC issued vide letter No.DE/SPA/Gen-2/1/DEF/IFMS/B255 27 dated 11.04.2018 for Bldg. No.3.	:	Stilt + 3 Parking + 5 office floors (FSI) : 16796.33 m2 (Free of FSI) : 11495.03 m2
E)	Earlier Part BCC/ OC issued vide letter No. EE/SPA/GEN-2/1/DEF/IFMS/D16796 dated 28.07.2021 for Bldg. No.3.	:	8^{th} office floor (FSI) : 3282.01 m2
F)	BCC issued now vide this letter for Bldg. No.3	:	6^{th},7^{th} office floor and Terrace floor (FSI) : 6465.74 m2
	Grand Total (A+B+D+E+F)	:	**(FSI) : 65123.96 m2** **(Free of FSI) : 25922.83 m2**

Note: Please see detailed statement attached.

…2….

6.	Position of construction on site as on	:	22/04/2022
	a) Built up area completed in all respect.	:	(FSI) : 65123.96 m2 (Free of FSI) : 25922.83 m2
	b) Area under construction.	:	NIL.
	c) Open area.	:	_____
	d) Remarks	:	Construction completed as per approved plans.
7.	Remarks of Deputy Engineer regarding observation of D.C. Rule (Deputy Engineer may indicate as to whether the construction has been in accordance with the approved plans and give any other observation which he considers necessary to give.)	:	Construction completed as per D.C. Rules.
8.	Area that could be considered now as built up area for IT Bldg. No.3	:	(FSI) : 26544.08 m2 (Free of FSI) : 11495.03 m2
9.	Actual utilization of plot in view of existing construction in the form of utilization of FSI. (IT Bldg.No.1 + IT Bldg. No.2+ IT Bldg. No.3)	:	65123.96 / 212552.97 0.306 < 1.80 O.K.
10.	Do you recommended grant of final lease of entire plot having regard to area of plot And construction carried out so far?	:	Yes, Subject to fulfilment of all terms and conditions of allotment order, Agreement to lease and transfer.

Executive Engineer,& SPA,
MIDC, Division No. -II,
Mahape, Navi Mumbai.

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

(A Government of Maharashtra Undertaking)

The statement is accompaniment to BCC / OC letter No.EE/SPA/Gen-2/1/DEF/IFMS/ B40515 /22 dated 25/04/2022 issued by M.I.D.C. address to M/s. Newfound Properties & Leasing Pvt. Ltd. for IT Building No.3 on plot No. Gen-2/1D, Gen-2/1E & Gen-1/2F in TTC Industrial Area, MIDC, Navi Mumbai.

Description	Stilt/Gr. Floor Area in Sqm	1st Floor Area in Sqm	2nd Floor Area in Sqm	3rd Floor Area in Sqm	4th Floor Area in Sqm	5th Floor Area in Sqm	6th Floor Area in Sqm	7th Floor Area in Sqm	8th Floor Area in Sqm	9th Floor Area in Sqm	10th Floor Area in Sqm	11th Floor Area in Sqm	Terrace Area in Sqm	Total BUA in Sqm
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
I) Existing builtup Area : BCC issued vide letter No.DE/SPA/Gen-2/1/DEF/IFMS/B25479/18 dated 11/04/2018 for Building No.1.														
FSI	196.05	157.23	135.70	135.70	3051.06	3051.06	2740.44	3051.06	3051.06	3051.06	2951.92	3051.06	290.64	**24914.04**
Free of FSI	2748.68	2723.32	3150.96	3150.96										**11773.92**
II) Existing builtup Area : BCC issued vide letter No.EE/SPA/Gen-2/1/DEF/IFMS/D98270/of 18 dated 31.11.2018 for Building No. 2														
FSI	703.59	3251.48	3474.83	3474.83	2469.85								291.26	**13665.84**
Free of FSI	2653.88													**2653.88**
III) Amended Plan approval vide letter No.DE/SPA/GEN-2/1/DEF/IFMS/B14083/18 dated 03/04/2018 for Building No. 3														
FSI	259.35	158.61	135.59	372.92	3282.01	3282.01	2741.82	3282.01	3282.01	3282.01	2953.00	3282.01	230.73	**26544.08**
Free of FSI	2685.38	2744.84	3151.07	2913.74										**11495.03**
IV) Existing builtup Area : Part BCC issued vide letter No.DE/SPA/Gen-2/1/DEF/IFMS/B25527 dated 11.04.2018 for Building No. 3														
FSI	259.35	158.61	135.59	372.92	3282.01	3282.01	2741.82	3282.01	3282.01					**16796.33**
Free of FSI	2685.38	2744.84	3151.07	2913.74										**11495.03**
V) Existing builtup Area : Part BCC issued vide letter No.EE/SPA/GEN-2/1/DEF/IFMS/D16796 dated 28.07.2021 for Building No. 3														
FSI												3282.01		**3282.01**
Free of FSI														**0.00**
VI) BCC issued vide this letter for Building No. 3														
FSI										3282.01	2953.00		230.73	**6465.74**
Free of FSI														**0.00**
Total upto date BUA for BCC (I+II+IV+V+VI)	**1158.99**	**3567.32**	**3746.12**	**3983.45**	**8802.92**	**6333.07**	**5482.26**	**6333.07**	**6333.07**	**6333.07**	**5904.92**	**6333.07**	**812.63**	**65123.96**
	8087.94	**5468.16**	**6302.03**	**6064.70**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**25922.83**

Executive Engineer & SPA
MIDC, Division No. - II
Mahape, Navi Mumbai

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

(A Government of Maharashtra Undertaking)

This letter is accompaniment to letter No. EE/SPA/GEN-2/1/DEF/IFMS/ B40515 dated 25/04/2022

DRAINAGE COMPLETION CERTIFICATE

This is to certify that **M/s. Newfound Properties and Leasing Pvt. Ltd.,** of Plot No. **Gen-2/1D, Gen-2/1E & Gen-2/1F of TTC Industrial Area, MIDC, Navi Mumbai**,**,** have completed their internal drainage works with septic tank & soak pit for their **I.T. Building No. 3,** as per this office Drainage plans approval letter No. **DE/MHP(C)/Gen-2/3834/2007/07** dated **23/11/2007** through the Licensed Plumber **Mr. Nikhil R. Mehta, L. P. No. 2451.**

Executive Engineer,& SPA,
MIDC, Division No. -II,
Mahape, Navi Mumbai.

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)
Office :- Office Of The Executive Engineer , 2nd Floor,
Plot No.- AM 20, TTC Indl. Area. Mahape, Navi Mumbai-410703.
e-mail : eethanedn2@midcindia.org

No. MIDC/SPA/ *Dn. II/MHP/A41510* **Date: 28 / 08 /2024**

OCCUPANCY CERTIFICATE

Sub:- Issue of Occupancy certificate for Building No. 5A (Data Centre) on Plot No. Gen-2/1D, Gen-2/1E & Gen-2/1F in TTC Indl. Area, for M/s. Newfound Properties and Leasing Pvt. Ltd.

Ref: 1. Amended Plans approval vide letter No. MIDC/IFMS/THANE2/E&MD/ Thane2/2022 /A94033 dtd. 17/03/2022.
2. Final Fire N.O.C. issued by CFO, MIDC vide letter No.I/71517 dtd. 19/08/2024
3. Building Completion Certificate by Architect dtd. 19/08/2024.
4. On Line application vide SWC No- SWC/14/19/20240822/1002366
5. Site Inspection Report dated 19/08/2024

This is to certify that, M/s. Newfound Properties and Leasing Pvt. Ltd., allottee of Plot No. Gen-2/1D, Gen-2/1E & Gen-2/1F, MIDC, TTC Indl. Area, have completed the development work of Building No. 5A (Data Centre) having total built up area- 98094.54 sq.m. on Plot No. Gen-2/1D, Gen-2/1E & Gen-2/1F,, situated at TTC Industrial Area as per details mentioned below under the supervision of Architect C. Satyanarayanan, Reg. No. CA/95/18693.

1.	Name of the Plot holder	: M/s. Newfound Properties and Leasing Pvt. Ltd.
2.	Address	: Plot No. Gen-2/1D, Gen-2/1E & Gen-2/1F, MIDC, TTC Indl. Area.
3.	Plot area	: 237860.23 Sqm. (Gross) : 212552.97 Sqm. (Net)
4.	Approval of Plans	: No. MIDC/IFMS/THANE2/E&MD/Thane2/2022/ A94033 dtd. 17/03/2022
5.	Built-up Area Now Approved	: 32970.58 Sqm.
6.	Previous OC issued	:1) No. DE/SPA/Gen-2/1/DEF /IFMS B25479/18 dt. 11/04/2018 for BUA 24914.04 m2 & Free of FSI 11773.92 m2 2) Part BCC No.DE/SPA/Gen-2/1/DEF/ IFMS B25527 dt. 11/04/2018 for BUA 16796.33 m2 & Free of FSI 11495.03 m2 3) No. EE/SPA/Gen-2/1/DEF /IFMS D98270/18 dt. 31/11/2018 for BUA 13665.84 m2 & Free of FSI 2653.88 m2 4) Part BCC No.EE/SPA/Gen-2/1/DEF/ IFMS D16796 dt. 28/07/2021 for BUA 3282.01 m2 5) BCC No.EE/SPA/Gen-2/1/DEF/ IFMS B40515 dt. 25/04/2022 for BUA 6465.74 m2
7.	Status of construction on site as per site Inspection report	: Completed as per approved plans.
	a) Built up area completed in all respect	: (FSI) : 98094.54 Sqm. (Free of FSI) : 46065.07 Sqm.
	b) FSI Details	: FSI Consumed = 0.46 < 1.00.. OK
8.	Remarks as per Site Inspection Report (submitted by Architect)	: Building work completed as per approved plans & as per MIDC DCR-2009.
9.	Total Area that could be considered as built up area (Sq.m.)	: 98094.54 Sqm.

10. Details of Building Constructed and Built up Area approved :

(Area in Sqm)

Sr. No	Particulars		BCC No. B-25479 Dated 11/04/2018	Part BCC No. B-25527 Dated 11/04/2018	BCC No. D-98270 Dated 31/11/2018	Part BCC No. D-16796 dated 28/07/2021	Part BCC No. B-40515 dated 25/04/2022	Now approved for Bldg. 5A (Data Centre)	Total BUA
			Bldg. 1	**Bldg. 3**	**Bldg. 2**	**Bldg. 3**	**Bldg. 3**	**Bldg. 5A**	
1	Stilt / Gr. Floor	FSI	196.05	259.35	703.59			2932.52	4091.51
		Free of FSI	2748.68	2685.38	2653.88			1883.78	9971.72
2	1st Floor	FSI	157.23	158.61	3251.48			4756.67	8323.99
		Free of FSI	2723.32	2744.84				2607.26	8075.42
3	2nd Floor	FSI	135.70	135.59	3474.83			4697.20	8443.32
		Free of FSI	3150.96	3151.07				2595.32	8897.35
4	3rd Floor	FSI	135.70	372.92	3474.83			4696.24	8679.69
		Free of FSI	3150.96	2913.74				2597.28	8661.98
5	4th Floor	FSI	3051.06	3282.01	2469.85			4696.24	13499.16
		Free of FSI						2597.28	2597.28
6	5th Floor	FSI	3051.06	3282.01				4696.24	11029.31
		Free of FSI						2597.28	2597.28
7	6th Floor	FSI	2740.44	2741.82				4696.24	10178.50
		Free of FSI						2597.28	2597.28
8	7th Floor	FSI	3051.06	3282.01				875.05	7208.12
		Free of FSI						1048.94	1048.94
9	8th Floor	FSI	3051.06	3282.01				924.18	7257.25
		Free of FSI						950.70	950.70
10	9th Floor	FSI	3051.06				3282.01		6333.07
		Free of FSI						667.12	667.12
11	10th Floor	FSI	2951.92				2953.00		5904.92
12	11th Floor	FSI	3051.06			3282.01			6333.07
13	Terrace Flr.	FSI	290.64		291.26		230.73		812.63
	Total	**FSI**	**24914.04**	**16796.33**	**13665.84**	**3282.01**	**6465.74**	**32970.58**	**98094.54**
		Free of FSI	11773.92	11495.03	2653.88			20142.24	46065.07
	GRAND TOTAL	**FSI**							**98094.54 m2**
		Free of FSI							46065.07 m2

As requested vide ref. no. 4 & as per site inspection report vide ref no. 5 , you are permitted to occupy this building having total built up area **98094.54 sqm. (FSI-: 0.46)**.

If any discrepancies observed on site in future with respect to site inspection report submitted vide ref no. 5, then legal action as per MR&TP Act 1966 as deemed fit shall be taken please note.

Executive Engineer,
Special Planning Authority
MIDC, Dn. II, Mahape.

❖ Copy Submitted to :

1) The Collector Thane, District Thane for information.
2) The Dy. Assessor, Collector NMMC for information.
3) The Chief Fire Officer, MIDC, Andheri, Mumbai.

1) Copy to The Deputy Engineer, MIDC, Sub Dn. No. I, Mahape for information.

❖ Copy f.w.c.'s to

1) Regional Officer, MIDC Mahape, for information.
2) Architect C. Satyanarayanan, Reg. No. CA/95/18693, for information.
3) DIC, Thane,
4) Copy for Bill clerk,
5) Guard File.

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

This Certificate is accompaniment with letter No EE/ DN.II/MHP/SPA/Gen-2/1/DEF/ IFMS No. **A41510** dated 28 /08 /2024.

DRAINAGE COMPLETION CERTIFICATE

This is to certify that M/s. Newfound Properties and Leasing Pvt. Ltd. allottee of Plot No. Gen-2/1D, Gen-2/1E & Gen-2/1F in MIDC, TTC Industrial Area, have completed their internal drainage works with septic tank & Soak pit for their factory building, as per this office drainage plans approval letter No. MIDC/ IFMS/ THANE2/ E&MD/ Thane2/2022 /A94033 dtd. 17/03/2022 through the Licensed Plumber Mr. Nikhil R Mehta, Lic. No. BMC/2451.

Executive Engineer,
Special Planning Authority
MIDC, Dn. II, Mahape.

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

This Certificate is accompaniment with letter No EE/ DN.II/MHP/SPA/Gen-2/1/DEF/ IFMS No. **A41510** dated 28 /08 /2024.

C E R T I F I C A T E

This is to certify that the Plot No. Gen-2/1D, Gen-2/1E & Gen-2/1F, admeasuring 237860.23 Sqm., allotted to M/s. Newfound Properties and Leasing Pvt. Ltd. in T.T.C Industrial Area, was visited by the undersigned on 28 /08/2024 to find out the number of trees Planted & surviving on the date of issue of this certificate. The details of trees planted & survived are as under;

1)	Area of Plot	: 237860.23 Sqm.
2)	Tress required to be planted as per Conditions mentioned in the agreement to lease. (1 tree per 100 Sqm. & 1 tree at a Distance of 15 m. on the frontage of road Or part thereof).	: 2379 Nos.
3)	Number of tress actually planted & Surviving.	: 2385 Nos.
4)	The trees at Sr. No. 3 have planted within The marginal distance along the periphery Of the plot required to be kept open & Not in the land which is required for Expansion.	: Yes.

Executive Engineer,
Special Planning Authority
MIDC, Dn. II, Mahape.

MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/ 24010437
Fax: 24023516
Website: http://mpcb.gov.in
E-mail: cac-cell@mpcb.gov.in

Kalpataru Point, 2nd - 4th Floor
Opp. Cine Planet Cinema,
Near Sion Circle, Sion (E)
Mumbai-400 022.

No.: - Format1.0/BO/CAC-cell/UAN No. 0000041280/Revalidation of CE with expansion/CAC- Date- 30/11/2018
18120co174

To,
M/s. Newfound Properties & Leasing Pvt. Ltd.,
Plot No. Gen 2/1/D,Gen 2/1/E, Gen 2/1/F
in Trans Thane Creek (TTC) Industrial Area,
MIDC, Jui Nagar, Navi Mumbai.

Sub : Revalidation of consent to Establish with Expansion for construction of IT Park in Red category.

Ref : 1. Environment Clearance accorded by MoEF, GoI vide No. 21-432/2007-IA.III dtd. 5.2.2008
2. Extension of validity of Environment Clearance accorded by Environment Department, GoM vide No. 21-432/2007-IA.III dtd. 18.05.2013.
3. Amendment in Environment Clearance accorded by Environment Department, GoM vide No. SEAC-2016/CR-61/TC-1 dtd. 3.12.2016.
4. Revalidation of Consent to Establish vide No.BO/CAC-Cell/nm-5490-14/E(revalid)/CAC-4343 dated 17.4.2015 valid upti 4.2.2018
5. Minutes of Consent Appraisal Committee (CAC) meeting held on **17.9.2018**

Your application No . 0000041280 Dated 27.01.2018.

For: Revalidation of consent to Establish with expansion for construction of IT Park.

under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization under Rule 5 of the Hazardous Wastes (M, H & T M) Rules 2008 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order:

1. **The Revalidation of consent to Establish with Expansion is granted for a period upto commissioning of project or 18.5.2023 whichever is earlier.**

2. **The capital investment of the project is Rs.1361.61 Crs. (As per undertaking submitted by PP).**

3. The revalidation of Consent to Establish for construction of IT Park of project named as **M/s. Newfound Properties & Leasing Pvt. Ltd. Plot No. Gen 2/1/D,Gen 2/1/E, Gen 2/1/F in Trans Thane Creek (TTC) Industrial Area, MIDC, Jui Nagar, Navi Mumbai** on **Total Plot Area of 2,37,860.23 Sq. Mtrs. and Total construction BUA of 5,05,420.99 Sq. Mtrs** including utilities and services.

4. **Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

Sr. no.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	2887 CMD	As per Schedule –I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

5.Conditions under Air (P& CP) Act, 1981 for air emissions:

Sr. no.	Description of stack / source	Number of Stack	Standards to be achieved
1.	D.G. Sets (2000 KVA x14 Nos)	14 Nos.	As per Schedule –II
2.	D.G. Sets (1250 KVA x2 Nos)	2 Nos.	As per Schedule –II
3.	D.G. Sets (2250 KVA x4 Nos)	4 Nos.	As per Schedule –II

6.Conditions under Municipal Solid Waste (Management and Handling) Rule, 2000.

Sr. no.	Type Of Waste	Quantity	Treatment	Disposal
1	Biodegradable	6015 Kg/day	Will be treated in Organic Waste Digester/Bio digester	Used as Manure
2	Non-Biodegradable	14036 Kg/day	—	Segregate and Hand over to Local Body for recycling
3	STP Sludge	3 Kg/day	-	Used as Manure

7. Conditions under E-Waste (Management and Handling) Rules, 2011 for treatment and disposal of hazardous waste

Sr. No.	Type Of Waste	Quantity	UOM	Treatment	Disposal
1.	E-Waste	As actual	NIL	--	Sale to Authorized recycler

8. Conditions under Hazardous Waste (MH & TM) Rules, 2008 for treatment and disposal of hazardous waste

Sr. No.	Type Of Waste	Quantity	UOM	Treatment	Disposal
1.	5.1 used / Spent Oil	As per generation	Kg/M	--	Sale to Authorized recycler

9. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
10. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
11. PP shall not exceed construction BUA permitted in Environmental clearance.
12. PP shall provide adequate capacity of sewage treatment plant so as to achieve treated domestic effluent standard for the parameter BOD- 10 mg/lit.
13. The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be used on land for gardening and connected to the sewerage system provided by local body.
14. PP shall install online monitoring system for BOD, TSS and flow at the outlet of STP.
15. PP shall install organic waste digester along with composting facility/biodigester (biogas) with composting facility for the treatment of wet garbage.
16. PP shall extend/top-up existing BG of to form total sum of Rs. 25 lakhs obtained towards provision of STP, OWC and compliance of EC & Consent to Establish conditions
17. **PP shall comply conditions stipulated Environment Clearance accorded by MoEF, GoI vide No. 21-432 /2007-IA.III dtd. 5.2.2008 & dtd. 18.05.2013 & its Amendment in Environment Clearance accorded by Environment Department, GoM vide No. SEAC-2016/CR-61/TC-1 dtd. 3.12.2016.**
18. **This consent is issued as per Office Order vide No. MPCB/CH/2018/11 Dated 26.11.2018.**

For and on behalf of the
Maharashtra Pollution Control Board

27/11/18

(P. K. Mirashe)
Assistant Secretary(Technical)

Received Consent fee of –

Sr. No.	Amount (Rs.)	DR number	Date	Drawn On
1.	7604887/-	7604887	29-01-2018	Axis Bank

Copy to:

1. Regional Officer, MPCB, Navi Mumbai and Sub-Regional Officer, MPCB, Navi Mumbai-I.
   - They are directed to submit compliance report regarding consent condition and also ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Mumbai.
3. CC/CAC desk- for record & website updation purposes.

Maharashtra Pollution Control Board

Schedule-I

Terms & conditions for compliance of Water Pollution Control:

1) A] **Project Proponent has proposed to provide 14 Nos of Sewage Treatment Plant (STP) of capacity of 2915 CMD having MBBR Technology.**

B] The Applicant shall operate the Sewage Treatment Plant (STP) to treat the sewage so as to achieve the following standards/ prescribed under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

Sr No.	Parameters	Standards prescribed by Board
		Limiting Concentration in mg/l, except for pH
01	BOD (3 days 27°C)	10
02	Suspended Solids	10
03	COD	50
04	Residual Chlorine	1ppm

C] The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body. In no case, effluent shall find its way to any water body directly/indirectly at any time. Project proponent shall provide flow meter to ensure 60% recycling of treated sewage and shall maintain the record with data logging system. **Project Proponent shall achieve the treated domestic effluent standard for the parameter BOD- 10 mg/lit. PP shall install online monitoring system installed for the parameters Flow, BOD, TSS at the outlet of STP and shall be connected to MPCB Server.**

2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of water, works for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or extension or addition thereto.

3) The firm shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.

4) **The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act,1974 and as amended, and other provisions as contained in the said act**

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	3721
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

5) The Applicant shall provide Specific Water Pollution control system as per the conditions of EP Act, 1986 and rule made there under from time to time/ Environmental Clearance.

Schedule-II

Terms & conditions for compliance of Air & Noise Pollution Control:

1. As per your application, you have proposed to erect following stack (s) and to observe the following fuel pattern-

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type of Fuel	Quantity & UoM
1.	D. G. Set (2000 KVA x 14 nos.)	Acoustic enclosure	10* each	HSD	7000 Lit/Hr
2.	D. G. Set (1250 KVA x 2 nos.)	Acoustic enclosure	10* each	HSD	625 Ltr/Hr
3.	D. G. Set (2250 KVA x 4 nos.)	Acoustic enclosure	10* each	HSD	2250 Ltr/Hr

*** above roof of the building in which it is installed**

2. The applicant shall operate and maintain above mentioned air pollution control system, so as to achieve the level of pollutants to the following standards:

Particulate matter	Not to exceed	150 mg/Nm^3

3. The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement alteration well before its life come to an end or erection of new pollution control equipment.

4. The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).

5. Ambient noise level should be confirmed to prescribe standards both during day and night time. The ambient air and noise quality should be closely monitored during any construction phase in the premises.

6. **Conditions for utilities like Kitchen, Eating Places, Canteens:-**
   a) The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
   b) The toilet shall be provided with exhaust system connected to chimney through ducting.
   c) The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
   d) The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

Maharashtra Pollution Control Board

Schedule-III
Details of Bank Guarantees

Sr. No.	Consent	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1.	Revalidation of C to E with expansion	PP shall extend existing BG to form total sum of of Rs.25 Lakh	15 Days	towards provision of STP, OWC and compliance of EC & Consent to Establish conditions	COU or 5 years whichever is earlier	Validity of Consent+ 4 months

** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.

 # Existing BG obtained for above purpose if any may be extended for period of validity as above.

Maharashtra Pollution Control Board

Schedule – IV

Conditions during construction phase:

a	During construction phase, applicant shall provide temporary sewage disposal and MSW facility for staff and worker quarters.
b	During construction phase, the ambient air and noise quality should be closely monitored to achieve Ambient Air Quality Standards and Noise by the project proponent through MoEF approved laboratory.
c	Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.

General Conditions:

1) The applicant shall provide facility for collection of environmental samples and samples of trade and sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
2) Industry should monitor effluent quality, stack emissions and ambient air quality monthly/quarterly.
3) The applicant shall provide ports in the chimney/(s) and facilities such as ladder, platform etc. for monitoring the air emissions and the same shall be open for inspection to/and for use of the Board's Staff. The chimney(s) vents attached to various sources of emission shall be designated by numbers such as S-1, S-2, etc. and these shall be painted/ displayed to facilitate identification.
4) Whenever due to any accident or other unforeseen act or even, such emissions occur or is apprehended to occur in excess of standards laid down, such information shall be forthwith Reported to Board, concerned Police Station, office of Directorate of Health Services, Department of Explosives, Inspectorate of Factories and Local Body. In case of failure of pollution control equipments, the production process connected to it shall be stopped.
5) The applicant shall provide an alternate electric power source sufficient to operate all pollution control facilities installed to maintain compliance with the terms and conditions of the consent. In the absence, the applicant shall stop, reduce or otherwise, control production to abide by terms and conditions of this consent.
6) The firm shall submit to this office, the 30th day of September every year , the Environmental Statement Report for the financial year ending 31st March in the prescribed Form-V as per the provisions of rule 14 of the Environment (Protection) (Second Amendment) Rules, 1992.
7) The industry shall recycle/reprocess/reuse/recover Hazardous Waste as per the provision contain in the HW(MH&TM) Rules 2016, which can be recycled
8) /processed/reused/recovered and only waste which has to be incinerated shall go to incineration and waste which can be used for land filling and cannot be recycled/reprocessed etc should go for that purpose, in order to reduce load on incineration and landfill site/environment.
9) The industry should comply with the Hazardous and Other Wastes (M & TM) Rules, 2016 and submit the Annual Returns as per Rule 6(5) & 20(2) of Hazardous and Other Wastes (M & TM) Rules, 2016 for the preceding year April to March in Form-IV by 30th June of every year.
10) An inspection book shall be opened and made available to the Board's officers during their visit to the applicant.
11) Industry shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act,1981 and Environmental Protection Act,1986 and industry specific standard under EP Rules 1986 which are available on MPCB website(www.mpcb.gov.in).
12) The industry shall constitute an Environmental cell with qualified staff/personnel/agency to see the day to day compliance of consent condition towards Environment Protection.
13) Separate drainage system shall be provided for collection of trade and sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No effluent shall be admitted in the pipes/sewers downstream of the terminal manholes. No effluent shall find its way other than in designed and provided collection system.
14) Neither storm water nor discharge from other premises shall be allowed to mix with the effluents from the factory.

15) The applicant shall install a separate meter showing the consumption of energy for operation of domestic and industrial effluent treatment plants and air pollution control system. A register showing consumption of chemicals used for treatment shall be maintained.

16) Conditions for D.G. Set

a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.

b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.

c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper sitting and control measures.

d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.

e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use

f) D.G. Set shall be operated only in case of power failure.

g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.

h) The applicant shall comply with the notification of MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel

17) The industry should not cause any nuisance in surrounding area.

18) The industry shall take adequate measures for control of noise levels from its own sources within the premises so as to maintain ambient air quality standard in respect of noise to less than 75 dB (A) during day time and 70 dB (A) during night time. Day time is reckoned in between 6 a.m. and 10 p.m. and night time is reckoned between 10 p.m. and 6 a.m.

19) The applicant shall maintain good housekeeping.

20) The applicant shall bring minimum 33% of the available open land under green coverage/ plantation. The applicant shall submit a statement on available open plot area, number of trees surviving as on 31st March of the year and number of trees planted by September end, with the Environment Statement.

21) The non-hazardous solid waste arising in the factory premises, sweepings, etc. be disposed of scientifically so as not to cause any nuisance / pollution. The applicant shall take necessary permissions from civic authorities for disposal of solid waste.

22) The applicant shall not change or alter the quantity, quality, the rate of discharge, temperature or the mode of the effluent/emissions or hazardous wastes or control equipments provided for without previous written permission of the Board. The industry will not carry out any activity, for which this consent has not been granted/without prior consent of the Board.

23) The industry shall ensure that fugitive emissions from the activity are controlled so as to maintain clean and safe environment in and around the factory premises.

24) The industry shall submit quarterly statement in respect of industries' obligation towards consent and pollution control compliance's duly supported with documentary evidences (format can be downloaded from MPCB official site).

25) The industry shall submit official e-mail address and any change will be duly informed to the MPCB.

26) The industry shall achieve the National Ambient Air Quality standards prescribed vide Government of India, Notification dt. 16.11.2009 as amended.

27) The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project

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MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 4010437/4020781 /4037124/4035273
Fax : 24044532/4024068 /4023516
Email : enquiry@mpcb.gov.in
Visit At : http://mpcb.gov.in

Kalpataru Point, 3rd & 4th floor, Sion- Matunga Scheme Road No. 8, Opp. Cine Planet Cinema, Near Sion Circle, Sion (E), Mumbai - 400 022

Consent order No :- Format1.0/BO/CAC-cell/EIC-NM-5490-14/E(revalid)/CAC- 4343
Date 17/04/2015

To,
M/s. New Found Properties & Leasing Pvt. Ltd.,
Plot no. C-30, Block "G", Opp. SIDBI,
Bandra Kurla Complex, Bandra (E),
Mumbai-400 051.

Subject: Revalidation of Consent to Establish for IT Park in RED category.
Ref:

1. Earlier Consent to Establish granted vide no. BO/RO(P&P)/ EIC No. NM-1221-08/E/CC-51 dated 20/02/2009.
2. Environmental clearance granted by GoI vide no- 21-432/2007-IA.III dated 5.2.2008 and letter of validity extended for further 5 years by GoM vide no. 21-432/2007-IA.III dated 18.5.2013
3. Your application approved in 26th CAC meeting of 2014-15 held on 24.2.2015

Your application CE1411000446
Dated: 15 Nov 2014
For: Revalidation of Consent to Establish
under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization under Rule 5 of the Hazardous Wastes (M, H & T M) Rules 2008 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order:

1. The revalidation of consent to establish is granted for a period upto commissioning of the project or 4.2.2018 (as per EC revalidation) whichever is earlier.
2. The capital investment of the IT Park is Rs. 681.61 Crs. (As per Undertaking submitted by PP)
3. The Consent is valid for IT Park named as M/s. New Found Properties & Leasing Pvt. Ltd., Gen 2/1/D, Gen 2/1/E, Gen 2/1/F of TTC MIDC Area, Navi Mumbai on total plot area of 237807.23 sq.m. & total BUA of 416221 sq.m. including utilities as per commencement certificate issued by local body
4. Conditions under Water (P&CP), 1974 Act for discharge of effluent:

Sr. no.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	NIL	--	--
2.	Domestic effluent	2704	As per Schedule –I	60 % recycle and remaining to be discharge in Municipal sewer

5. Conditions under Air (P& CP) Act, 1981 for air emissions:

Sr. no.	Description of stack / source	Number of Stack	Standards to be achieved
1.	DG Set (2x1500) KVA	2	As per Schedule –II
2.	DG Set (2x1250 KVA	2	

Maharashtra Pollution Control Board

6. Conditions under Municipal Solid Waste (Management and Handling) Rule,2000 :

Sr. No.	Type Of Waste	Quantity	UOM	Treatment	Disposal
1	Bio-degradable	0.57	Ton/Day	Biocomposting	Manure
2	Non-Biodegradable	22.53	Kg/Day		By sale to auth. reprocessor

7. Conditions under Hazardous Waste (M, H & T M) Rules, 2008 for treatment and disposal of hazardous waste:

Sr. No.	Type Of Waste	Category	Quantity	UOM	Treatment	Disposal
1	E-waste					Sale to Authorised recycler

8. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
10. PP shall submit the affidavit within 15 days in the prescribed format regarding the compliance of conditions of EC and C to E.
11. The applicant shall comply with the conditions stipulated in Environmental clearance granted by GoI vide no- 21-432/2007-IA.III dated 5.2.2008 and letter of validity extended for further 5 years by GoM vide no. 21-432/2007-IA.III dated 18.5.2013.

For and on behalf of the
Maharashtra Pollution Control Board

Maharashtra Pollution Control Board MAHARASHTRA Mumbai

(Dr. P. Anbalagan, IAS)
Member Secretary

Received Consent fee of –

Sr. No.	Amount(Rs.)	DD. No.	Date	Drawn On
1	1353320	110478	23 Sep 2014	Axis Bank
2	9900	110879	01 Nov 2014	Axis Bank
3	296000	111050	24 Nov 2014	Axis Bank

Copy to:
1. Regional Officer – Navi Mumbai and Sub-Regional Officer- Navi Mumbai I, MPCB, Navi Mumbai. They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Mumbai.
3. CC/CAC desk- for record & website updation purposes.

Maharashtra Pollution Control Board

Schedule-I

Terms & conditions for compliance of Water Pollution Control:

1) A] As per your application, you have proposed to provide SAFF based 15 nos. of Sewage Treatment Plants (STPs) with the design capacity of 180 CMD each for 15 nos. of bldg.

   B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

Sr No.	Parameters	Standards prescribed by Board
		Limiting Concentration in mg/l, except for pH
01	BOD (3 days 27oC)	30
02	Suspended Solids	50
03	COD	100
04	Residual Chlorine	1ppm

   C) The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, firefighting, Agriculture, on land for gardening etc and remaining shall be discharged in to the municipal sewerage system.

2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto.

3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.

4) In case, the water consumption of the project is not covered under the water consumption of local body, in that situation, the project proponent shall submit the CESS Returns in the prescribed format given under the provision of Water (Prevention & Control of Pollution) Cess Act, 1977 and Rules made there under for various category of water consumption.

   In case the water consumption is duly assessed under the quantity of water consumption of local body, the project proponent shall submit certificate to that effect from the concern local body with the request not to assess CESS on their water consumption, being already assessed on the water consumption of local body.

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	460
2.	Domestic purpose	1712
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	1878
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	00

Maharashtra Pollution Control Board

Maharashtra Pollution Control Board MAHARASHTRA Mumbai

Schedule-II

Terms & conditions for compliance of Air Pollution Control:

1. **As per your application, you have proposed to erect following stack (s) and to observe the following fuel pattern-**

Sr. No.	Stack Attached To	APC System	Height in Mtrs.*	Type of Fuel	Quantity & UoM	S %	SO_2 Kg/Day
1.	DG Set (2x1500 KVA	Acoustic enclosure	15 mtrs each	LDO	5500Lit/D	1.8	198
2.	DG Set (2x1250 KVA		12 mtrs each				

***= above roof of the building in which it is installed**

2. **The applicant shall operate and maintain above mentioned air pollution control system, so as to achieve the level of pollutants to the following standards:**

Particulate matter	Not to exceed	150 mg/Nm^3.

3. **The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement alteration well before its life come to an end or erection of new pollution control equipment.**

4. **The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).**

Maharashtra Pollution Control Board

Maharashtra Pollution Control Board MAHARASHTRA Mumbai

Schedule-III
Details of Bank Guarantees

Sr. No.	Consent (C to E/O/R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to establish (revalidation)	Rs. 10 lakh	Within 15 days of issue of consent	Towards compliance of consent conditions	Commissioning of the project or 19.2.2019 whichever is earlier.	19.2.2019

Maharashtra Pollution Control Board
MAHARASHTRA
Mumbai

Control Board

Schedule-IV

Conditions during construction phase:

a	During construction phase, applicant shall provide temporary sewage disposal and MSW facility for staff and worker quarters.
b	During construction phase, the ambient air and noise quality should be closely monitored to achieve Ambient Air Quality Standards and Noise by the project proponent through MoEF approved laboratory.
c	Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.

General Conditions:

1) The applicant shall provide facility for collection of environmental samples and samples of trade and sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
2) Industry should monitor effluent quality, stack emissions and ambient air quality monthly/quarterly.
3) The applicant shall provide ports in the chimney/(s) and facilities such as ladder, platform etc. for monitoring the air emissions and the same shall be open for inspection to/and for use of the Board's Staff. The chimney(s) vents attached to various sources of emission shall be designated by numbers such as S-1, S-2, etc. and these shall be painted/ displayed to facilitate identification.
4) Whenever due to any accident or other unforeseen act or even, such emissions occur or is apprehended to occur in excess of standards laid down, such information shall be forthwith Reported to Board, concerned Police Station, office of Directorate of Health Services, Department of Explosives, Inspectorate of Factories and Local Body. In case of failure of pollution control equipments, the production process connected to it shall be stopped.
5) The applicant shall provide an alternate electric power source sufficient to operate all pollution control facilities installed to maintain compliance with the terms and conditions of the consent. In the absence, the applicant shall stop, reduce or otherwise, control production to abide by terms and conditions of this consent.
6) The firm shall submit to this office, the 30th day of September every year , the Environmental Statement Report for the financial year ending 31st March in the prescribed Form-V as per the provisions of rule 14 of the Environment (Protection) (Second Amendment) Rules, 1992.
7) The industry should comply with the Hazardous Waste (M,H & TM) Rules, 2008 and submit the Annual Returns as per Rule 5(6) & 22(2) of Hazarsous Waste (M,H & TM) Rules, 2008 for the preceding year April to March in Form-IV by 30th June of every year.
8) An inspection book shall be opened and made available to the Board's officers during their visit to the applicant.
9) **The applicant shall obtain Consent to Operate from Board before commissioning of the project.**
10) **The industry shall comply with the E- waste (M & H) Rules, 2012.**
11) Industry shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act,1981 and Environmental Protection Act,1986 and industry specific standard under EP Rules 1986 which are available on MPCB website(www.mpcb.gov.in).
12) The industry shall constitute an Environmental cell with qualified staff/personnel/agency to see the day to day compliance of consent condition towards Environment Protection.
13) The applicant shall install a separate meter showing the consumption of energy for operation of domestic and industrial effluent treatment plants and air pollution control system. A register showing consumption of chemicals used for treatment shall be maintained.
14) Conditions for D.G. Set

Maharashtra Pollution Control Board

a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper sitting and control measures.
d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use
f) D.G. Set shall be operated only in case of power failure.
g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
h) The applicant shall comply with the notification of MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel

15) The industry should not cause any nuisance in surrounding area.
16) The industry shall take adequate measures for control of noise levels from its own sources within the premises so as to maintain ambient air quality standard in respect of noise to less than 75 dB (A) during day time and 70 dB (A) during night time. Day time is reckoned in between 6 a.m. and 10 p.m. and night time is reckoned between 10 p.m. and 6 a.m.
17) The applicant shall maintain good housekeeping.
18) The applicant shall bring minimum 33% of the available open land under green coverage/ plantation. The applicant shall submit a statement on available open plot area, number of trees surviving as on 31st March of the year and number of trees planted by September end, with the Environment Statement.
19) The non-hazardous solid waste arising in the factory premises, sweepings, etc. be disposed of scientifically so as not to cause any nuisance / pollution. The applicant shall take necessary permissions from civic authorities for disposal of solid waste.
20) The applicant shall not change or alter the quantity, quality, the rate of discharge, temperature or the mode of the effluent/emissions or hazardous wastes or control equipments provided for without previous written permission of the Board. The industry will not carry out any activity, for which this consent has not been granted/without prior consent of the Board.
21) The industry shall ensure that fugitive emissions from the activity are controlled so as to maintain clean and safe environment in and around the factory premises.
22) The industry shall submit official e-mail address and any change will be duly informed to the MPCB.
23) The industry shall achieve the National Ambient Air Quality standards prescribed vide Government of India, Notification dt. 16.11.2009 as amended.

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Maharashtra Pollution Control Board MAHARASHTRA Mumbai

Maharashtra Pollution Control Board

Maharashtra Pollution Control Board
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MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
Fax: 24023516
Website: http://mpcb.gov.in
Email: cac-cell@mpcb.gov.in

Kalpataru Point, 2nd and 4th floor, Opp. Cine Planet Cinema, Near Sion Circle, Sion (E), Mumbai-400022

No:- Format1.0/CAC-CELL/UAN No.0000077536/CR 2001000554 Date: 07/01/2020

To,
Newfound Properties & Leasing Pvt. Ltd. Gen-2/1D, Gen-2/1E & Gen-2/1F, Special Economic Zone, TTC Industrial Area, Juinagar, MIDC, Opp. Juinagar Railway Station Navi Mumbai, Dist. Thane.

Sub: Renewal of consent (Part-I) with amalgamation of 1st Operate (part-II) under L.S.I Red Category

Ref:
1. Environment Clearance accorded by Env. Dept GoM vide No. F. No. 21-432/2007-IA.III dtd 02/05/2008.
2. Extension of Environment Clearance accorded by Env. Dept GoM vide No. File .21-432/2007-IA.III, dtd. 18/05/2013.
3. Amendment in Environment Clearance accorded by Env. Dept GoM vide No. SEAC-2016/CR-61/TC-1, dtd. 12/03/2016.
4. Environment Clearance for expansion accorded by Env. Dept GoM vide No. F. No.21-139/2017-IA.III, dtd. 31/10/2018.
5. Revalidation of Consent to Establish with expansion accorded by Board vide No. Format1.0/BO/CAC-cell/UAN No. 41280/Revalidation of CE with expansion/CAC-1812000174, dtd. 30/11/2018.
6. 1st Consent to Operate (Part-II) accorded by Board vide No. Format1.0/BO/CAC-cell/UAn No. 53793/CO/CAC-1911001075, dtd. 25/11/2019.
7. Minutes of CAC meeting held on 15/11/2019 & 25/11/2019.

Your application NO. MPCB-CONSENT-0000077536 Dated 26.07.2019

For: grant of Renewal of consent (Part-I) with amalgamation of 1st consent to operate (part-II) under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal ofAuthorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundry Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. **The Consent to Renewal is granted for a period up to 31.08.2020**
2. **The capital investment of the project is Rs.73.27 (Part-I) + 206.75 (Part-II) = 280.02 Crs. (As per C.A Certificate submitted by industry).**

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3. The Renewal of consent (Part-I) with amalgamation of 1st Operate (part-II) is valid for IT park Buildings No. 1, 2 & 3 named as M/s. Newfound Properties & Leasing Pvt. Ltd., Gen-2/1D, Gen-2/1E & Gen-2/1F, Special Economic Zone, TTC Industrial Area, Opp. Juinagar Railway Station, Juinagar, MIDC, Navi Mumbai, Dist. Thane on Total Plot Area of 2,37,807.23 Sq.Mtrs for construction BUA of 16,319.72 (Part-I) + 92,656 (Part-II) = 1,08,975.72 Sq.Mtrs out of Total Construction Area of 5,05,420.99 Sq.Mtrs as per EC granted dated 31/10/2018 & C to E dated 30/11/2018 including utilities and services

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environment Clearance dated 05/02/2008	237807.23	416221.00
2	Environment Clearance for expansion dated 31/10/2018	237807.23	505420.99
3	Consent to establish for expansion dated 30/11/2018	237807.23	505420.99
4	Consent to operate (Part-I) dated 02/08/2018	237807.23	16319.72
5	Consent to operate (Part-II) dated 25/11/2019	237807.23	92656.00

4. **Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

Sr No	Description	Permitted (In CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	481	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

5. **Conditions under Air (P& CP) Act, 1981 for air emissions:**

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1 to S- 2	DG Set (2 x 1250 KVA)	2	As per Schedule -II
S-3 to S-6	DG Set (4 x 2000 KVA)	4	As per Schedule -II

6. **Conditions under Solid Waste Rules, 2016:**

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Bio degradable waste	3368.16 Kg/Day	Organic waste converter followed by composting facility	Used as manure for gardening within own premises.
2	Non-Bio degradable waste	2532.24 Kg/Day	Segregation	Sale to authorized vendor for recycling

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Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
3	STP Sludge	50 Kg/Day	Drying	Used as manure for gardening within own premises.

7. **Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for treatment and disposal of hazardous waste:**

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1 Used /spent oil	5	Ltr/M	Reprocessing	Sale to authorized Recycler

8 The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.

9 This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.

10 PP shall comply with the conditions stipulated in EC dated 31/10/2018 and C to E dated 30/11/2018.

11 PP shall submit undertaking in Board's prescribed format within 15 days towards compliance of conditions of Environmental Clearance (EC) and Consent to Operate conditions.

12 PP shall submit the undertaking within 15 days in the prescribed format towards the part of the built up area/ building for which application for renewal of C to O (Part-I) & 1st Consent to Operate (Part-II) is made and that the same is included in the Environmental Clearance accorded.

13 PP shall operate STP so as to achieve the treated domestic effluent standard for the parameter BOD- 10 mg/lit.

14 The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening.

15 PP shall operate organic waste Converter followed by composting facility and compost obtained shall be used as manure in their own garden/ plantation.

16 PP shall extend/submit the BG of Rs. 25.0 Lakh towards O & M of pollution control system & compliance of Consent to Operate conditions.

17 This consent is issued with overriding effect of 1st operate (Part-II) granted by Board vide No. Format1.0/CAC-Cell/UAN No. 0000053973/CO-1911001075, dated 25.11.2019.

For and on behalf of the
Maharashtra Pollution Control Board.

(E. Ravendiran IAS),
Member Secretary

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Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	100000.00	TXN1907002524	29/07/2019	Online Payment
2	25000.00	TXN1910000919	14/10/2019	Online Payment
3	80982.00	TXN1912001072	18/12/2019	Online Payment

Fees paid by PP along with UAN No. 53973 is of Rs. 8,27,036/-, out of this fees Rs. 3,79,058/- is considered for this application i.e. renewal of consent (Part-I with amalgamation of 1st Operate (Part-II) & balance consent fees of Rs. 4,47,978/- is considered for 1st Operate (Part-II) period i.e. from 30.09.2018 to 31.08.2019.

Copy to:

1. Regional Officer, MPCB, Navi Mumbai and Sub-Regional Officer, MPCB, Navi Mumbai
   I
   - They are directed to ensure the compliance of the consent conditions.
2. Cheif Accounts Officer, MPCB,Sion, Mumbai
3. CAC Desk - for record & website updating purposes.

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SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

1) A] As per your application, you have provided MBBR Technology based Sewage Treatment Plants (STPs) of combined capacity **495 CMD for treatment of domestic effluent of 481 CMD.**

B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

Sr. No.	Parameters	Standards prescribed by Board
		Limiting Concentration in mg/l, except for pH
1.	BOD (3 days 27o C)	10
2.	Suspended Solids	20
3.	COD	50
4.	Residual Chlorine	1ppm

C] The treated domestic effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and connected to the sewerage system provided by local body.

2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto.

3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.

4) **The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act,1974 and as amended, and other provisions as contained in the said act.**

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	18.50
2.	Domestic purpose	590.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

5) The Applicant shall provide Specific Water Pollution control system as per the conditions of EP Act, 1986 and rule made there under from time to time.

Kindly verify the document on the Maharashtra Pollution Control Board Blockchain by scanning the QR code.
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SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

1) As per your application, you have provided the Air pollution control (APC)system and also proposed to erect following stack (s) and to observe the following fuel pattern-

Stack No.	Stack Attached To	APC System	Height in Mtrs.	Type of Fuel	Quantity & UoM
S-1 to S- 2	DG Set (2 x 1250 KVA)	NA	7.7	HSD	262.5 Kg/Hr
S-3 to S-6	DG Set (4 x 2000 KVA)	NA	8.9	HSD	420 Kg/Hr

2) The applicant shall operate and maintain above mentioned air pollution control system, so as to achieve the level of pollutants to the following standards.

Total Particular matter	Not to exceed	150 mg/Nm3

3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacemenalteration well before its life come to an end or erection of new pollution control equipment.

4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).

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SCHEDULE-III
Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	C to O (Part-I & II)	25.0 Lakh	15 days	Towards O & M of pollution control system and compliance of consent conditions	31/08/2020	31/12/2020

** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.
 # Existing BG obtained for above purpose if any may be extended for period of validity as above.

BG Forfeiture History

Srno.	Consent (C2E/C2O/C2R)	Amount of BG imposed	Submission Period	Purpose of BG	Amount of BG Forfeiture	Reason of BG Forfeiture
1	Nil	NA	NA	NA	NA	NA

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SCHEDULE-IV

General Conditions:

1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.

2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act,1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011.

3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.

4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.

5 Conditions for D.G. Set

a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.

b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.

c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper sitting and control measures.

d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.

e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.

f) D.G. Set shall be operated only in case of power failure.

g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.

h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.

6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.

7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.

8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.

9 The treated sewage shall be disinfected using suitable disinfection method.

10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.

11 The applicant shall make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

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Maharashtra Pollution Control Board
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MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
Fax: 24023516
Website: http://mpcb.gov.in
Email: cac-cell@mpcb.gov.in

Kalpataru Point, 2nd and 4th floor, Opp. Cine Planet Cinema, Near Sion Circle, Sion (E), Mumbai-400022

Infrastructure/RED/L.S.I
No:- Format1.0/CC/UAN No.0000095938/CR -2102001235 **Date:** 22/02/2021

To,
Newfound Properties & Leasing Pvt Ltd., Gen-2/1D, Gen-2/1E, Gen-2/1F, Special Economic Zone,TTC Industrial Area, Juinagar MIDC,Opp.Juinagar Railway Station, Navi Mumbai, Dist. Thane.

Sub: Renewal of Consent to Operate for Building No. 1, 2 & 3 for development of Integrated Information Technology Township (IITT) project in Red/LSI category.

Ref:
1. Environment Clearance for expansion accorded by MoEF,GoI vide letter F.No.21-139/2017-IA-III, GoI, MoEF & CC (IA.III Section) dtd. 31/10/2018.
2. Revalidation of Consent to Establish accorded by the Board vide Format 1.0/BO/CAC-Cell/UAN No. 0000041280/Revalidation of CE with expansion / CAC-1812000174 dtd.30/11/2018.
3. Renewal of Consent to Operate part-I and amalgamation of part-II accorded by the Board vide Format 1.0 / CAC-Cell / UAN No. 0000077536 / CR-2001000554 dtd. 07/01/2020.
4. Minutes of Consent Appriasal Committee meeting held on 06/11/2020 & 09/11/2020.

Your application NO. MPCB-CONSENT-0000095938

For: Grant of Renewal of Consent to Operate under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal ofAuthorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundry Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. **The Consent to Renewal is granted for a period up to 31.08.2025**
2. **The capital investment of the project is Rs.352.0919 Cr. (As per C.A Certificate submitted by industry).**
3. **The Renewal of Consent to Operate for Building No. 1, 2 & 3 is valid for development of Integrated Information Technology Township (IITT) project named as Newfound Properties & Leasing Pvt Ltd.,Gen-2/1D, Gen-2/1E, Gen-2/1F, Special Economic Zone,TTC Industrial Area, Juinagar MIDC,Opp.Juinagar Railway Station, Navi Mumbai, Dist. Thane on Total Plot Area of 2,37,807.23 SqMtrs for Construction BUA of 1,08,975.72 SqMtrs out of Total Construction BUA of 5,05,420.99 SqMtrs as per EC granted dated 31/10/2018 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	EC for Exp- dtd. 31/10/2018	237860.23	505420.99

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https://blockchain.ecmpcb.in/docs/5f46bf2442cee4cb61d2af6369dfdfc3437754f37c4e6e6ddcc6dd737d6d6974

2	Revalidation of C to E- dtd. 30/11/2018	237860.23	505420.99
3	Renewal of C to O (Part-I & II)- dtd. 31/08/2020	237807.23	108975.72

4. **Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	Nil	Nil
2.	Domestic effluent	481	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes and remaining shall be connected to the sewerage system provided by local body

5. **Conditions under Air (P& CP) Act, 1981 for air emissions:**

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1 & S-2	DG Sets 1250 kVA x 2	02	As per Schedule -II
S-3,S-4,S-5 & S-6	DG Sets 2000 kVA x 4	04	As per Schedule -II

6. **Conditions under Solid Waste Rules, 2016:**

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Bio-degradable Waste	3368.16 Kg/Day	OWC followed by composting facility	Used as Manure.
2	Non-biodegradable Waste	2532.24 Kg/Day	Segregation	By Sale to Auth. Vendor.
3	STP Sludge	40 Kg/Day	SDB	Used as Manure.

7. **Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for treatment and disposal of hazardous waste:**

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1 Used or spent oil	5	Ltr/M	Storage	By Sale to Auth. reprocesser

8 The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.

9 This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.

10 PP shall Operate & Maintain STP properly to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit.

11 The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air-conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system.

12 PP shall operate the organic waste digester along with composting facility/bio-digester (biogas) for the treatment of wet garbage.

13 PP shall not use ground water without obtaining NOC from competent authority.

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14 PP shall extend existing BG of Rs. 25 Lakh towards O & M of Pollution Control System and compliance of Consent conditions.

For and on behalf of the
Maharashtra Pollution Control Board.

(Ashok Shingare IAS),
Member Secretary

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	3520919.00	MPCB-DR-1460	04/09/2020	RTGS
2	100000.00	MPCB-DR-4342	12/02/2021	NEFT

Copy to:

1. Regional Officer, MPCB, Navi Mumbai and Sub-Regional Officer, MPCB, Navi Mumbai I
   - They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB,Sion, Mumbai

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SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

1) A] As per your application, you have provided MBBR based Sewage Treatment Plants (STPs) of combined capacity **495 CMD for treatment of domestic effluent of 481 CMD.**

B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

Sr.No	Parameters	Limiting concentration not to exceed in mg/l, except for pH
1	pH	5.5-9.0
2	BOD	10
3	COD	50
4	TSS	20
5	NH4 N	5
6	N-total	10
7	Fecal Coliform	less than 100

C] The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air-conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system.

2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto.

3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.

4) **The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act,1974 and as amended, and other provisions as contained in the said act.**

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	18.50
2.	Domestic purpose	590.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

5) The Applicant shall provide Specific Water Pollution control system as per the conditions of EP Act, 1986 and rule made there under from time to time.

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https://blockchain.ecmpcb.in/docs/5f46bf2442cee4cb61d2af6369dfdfc3437754f37c4e6e6ddcc6dd737d6d6974

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

1) **As per your application, you have provided the Air pollution control (APC)system and erected following stack (s) and to observe the following fuel pattern-**

Stack No.	Stack Attached To	APC System	Height in Mtrs.	Type of Fuel	Quantity & UoM
S-1	DG Set 1250 kVA	Acoustic enclosure	7.07	HSD	265.5 Ltr/Hr
S-2	DG Set 1250 kVA	Acoustic enclosure	7.07	HSD	420 Ltr/Hr
S-3	DG Set 2000 kVA	Acoustic enclosure	8.94	HSD	420 Ltr/Hr
S-4	DG Set 2000 kVA	Acoustic enclosure	8.94	HSD	420 Ltr/Hr
S-5	DG Set 2000 kVA	Acoustic enclosure	8.94	HSD	420 Ltr/Hr
S-6	DG Set 2000 kVA	Acoustic enclosure	8.94	HSD	420 Ltr/Hr

2) The applicant shall operate and maintain above mentioned air pollution control system, so as to achieve the level of pollutants to the following standards.

Total Particular matter	Not to exceed	150 mg/Nm3

3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacemenalteration well before its life come to an end or erection of new pollution control equipment.

4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Renewal of Consent to Operate	25 Lakh	Extension of existing BG	Towards O & M of Pollution Control Systems and Compliance of Consent conditions.	Monthly	31/12/2025

** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.
 # Existing BG obtained for above purpose if any may be extended for period of validity as above.

BG Forfeiture History

Srno.	Consent (C2E/C2O/C2R)	Amount of BG imposed	Submission Period	Purpose of BG	Amount of BG Forfeiture	Reason of BG Forfeiture
NA						

Kindly verify Maharashtra Pollution Control Board's document on Blockchain by scanning the QR code.
https://blockchain.ecmpcb.in/docs/5f46bf2442cee4cb61d2af6369dfdfc3437754f37c4e6e6ddcc6dd737d6d6974

BG Return details

Srno.	Consent (C2E/C2O/C2R)	BG imposed	Purpose of BG	Amount of BG Returned
NA				

SCHEDULE-IV

General Conditions:

1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.

2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act,1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011.

3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.

4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.

5 Conditions for D.G. Set

a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.

b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.

c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper sitting and control measures.

d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.

e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.

f) D.G. Set shall be operated only in case of power failure.

g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.

h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.

6 Solid Waste – The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.

7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.

8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.

Kindly verify Maharashtra Pollution Control Board's document on Blockchain by scanning the QR code.
https://blockchain.ecmpcb.in/docs/5f46bf2442cee4cb61d2af6369dfdfc3437754f37c4e6e6ddcc6dd737d6d6974

9 The treated sewage shall be disinfected using suitable disinfection method.

10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.

11 The applicant shall make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

For and on behalf of the
Maharashtra Pollution Control Board.

(Ashok Shingare IAS),
Member Secretary

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MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
Fax: 24023516
Website: http://mpcb.gov.in
Email: cac-cell@mpcb.gov.in

Kalpataru Point, 2nd and 4th floor, Opp. Cine Planet Cinema, Near Sion Circle, Sion (E), Mumbai-400022

Infrastructure/RED/L.S.I
No:- Format1.0/CAC-CELL/UAN No.0000183086/CE/2401000576

Date: 04/01/2024

To,
Newfound Properties & Leasing Pvt Ltd., Gen-2/1D, Gen-2/1E, Gen-2/1F, Special Economic Zone, TTC Industrial Area, Juinagar MIDC, Opp. Juinagar Railway Station, Navi Mumbai, Dist. Thane.

Your Service is Our Duty

Sub: Consent to Establish (Expansion) for proposed development of Integrated Information Technology Township (IITT) project under Red/LSI category.

Ref:

1. Revalidation of Consent to Establish accorded by the Board vide letter Format 1.0/BO/CAC-Cell/UAN No. 0000041280/Revalidation of CE with expansion/CAC- 1812000174 dtd. 30/11/2018.
2. Earlier consent to establish (expansion) accorded by the Board vide letter No:- Format1.0/CAC-CELL/UAN No.0000124533/CE/2211001501 dated 18.11.2022.
3. Renewal of Consent (Part-I) with amalgamation of 1st Operate (Part-II) accorded by the Board vide letter Format 1.0/CAC-CELL/UAN No.0000077536/CR- 2001000554 dtd. 07/01/2020.
4. Environment Clearance for Expansion for proposed amendment for development of Integrated Information Technology Township (IITT) project comprising of IT Bldgs, Data Centre, Resi Bldg, GIS, Food Court, FOB, Retail accorded by Env. & Climate Change Dept, GoM vide letter No. SIA/MH/MIS/165940/2020 dtd. 10/05/2021.
5. Minutes of 19th Consent Appraisal Committee meeting held on 27.12.2023

Your application NO. MPCB-CONSENT-0000183086

For: grant of Consent to Establish under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal ofAuthorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundry Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. **The Consent to Establish is granted for a period upto commissioning of project or up to 5 year whichever is earlier.**
2. **The capital investment of the project is Rs.637.19 Crs. (Existing - 589.24 Crs. + Expansion - 47.95 Crs.) Cr. (As per undertaking submitted by pp).**

3. **The Consent to Establish (Expansion) for proposed development of Integrated Information Technology Township (IITT) project named as Newfound Properties and Leasing Pvt. Ltd.,Plot no.Gen 2/1/D, Gen 2/1/E, Gen 2/1/F i, Integrated Information Technology Township (IITT) comprising of IT bldgs, Data Centre, Resi Bldg, GIS, Food Court,FOB, Retail, at Plot no.Gen 2/1/D, Gen 2/1/E, Gen 2/1/F in TTC, Industrial area MIDC, Juinagar, Navi Mumbai, Thane, on Total Plot Area of 237860.23 SqMtrs for construction BUA of 2,25,708.38 + 2010 = 227,718.38 Sqmtrs out of Total Construction BUA of 6,72,025.55 SqMtrs as per EC granted dated 10.05.2021 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Revalidation of C to E - dtd. 30/11/2018	237860.23	505420.99
2	Renewal of C to O Part -I & II - dtd. 07/01/2020	237807.23	108975.72
3	EC for Expansion - dtd. 10/05/2021	237860.23	672025.55
4	C to E (Expansion) dated 18.11.2022	237860.23	225708.38

4. **Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	Nil	Nil
2.	Domestic effluent	1509	As per Schedule - I	The treated sewage shall be 60% recycled for secondary purposes and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system.

5. **Conditions under Air (P& CP) Act, 1981 for air emissions:**

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1 to S-12	DG Sets of 2000 kVA x 12	12	As per Schedule -II
S-13	DG Set of 1250 kVA x 1	01	As per Schedule -II
S-14	DG Set of 750 kVA x 1	01	As per Schedule -II
S-15 to S-17	DG Sets of 630 kVA x 3	03	As per Schedule -II
S-18 to S-89	DG Sets of 2400 kVA x 72	72	As per Schedule -II
S-90 to S-91	DG Sets of 600 kVA x 2	02	As per Schedule -II

6. **Conditions under Solid Waste Rules, 2016:**

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Bio-degradable Waste	2684 Kg/Day	OWC followed by Composting facility.	Used as Manure.
2	Non-biodegradable Waste	5249 Kg/Day	Segregation	Handed over to Auth. Vendor.
3	STP Sludge	100 Kg/Day	Drying	Used as Manure.

7. **Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for Collection, Segregation, Storage, Transportation, Treatment and Disposal of hazardous waste:**

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1 Used or spent oil	3000	Ltr/A	Recycle	By Sale to Auth. reprocessor
2	5.2 Wastes or residues containing oil	2000	Kg/Annum	Incineration	CHWTSDF
3	33.2 Contaminated cotton rags or other cleaning materials	1000	Kg/Annum	Incineration	CHWTSDF
4	33.1 Empty barrels /containers /liners contaminated with hazardous chemicals /wastes	1500	Kg/Annum	Recycle	Handed over to Auth. Vendor.

8. **Conditions under E-Waste Management:**

Sr No	Type of Waste	Quantity	UoM	Disposal Path
1	E-Waste	73318.00	Kg/Annum	Handed over to Auth. Vendor.

9. **Conditions under Batteries (Management & Handling) Rules, 2001:**

Sr No	Type of Waste	Quantity	UoM	Disposal Path
1	Battery Waste	4000.00	Kg/Annum	Handed over to Auth. recycler.

Specific Conditions for used Batteries:

i. The applicant shall ensure that used batteries are not disposed of in any manner other than by depositing with the authorized dealer/ manufacturer/ registered recycler/ importer/ re-conditioner or at the designated collection center.

ii. The applicant shall file half-yearly return in Form VIII to the M.P.C. Board.

iii. Bulk consumers to their user units may auction used batteries to registered recyclers only.

10. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
11. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
12. PP shall provide STP of adequate capacity to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit including disinfection facility.
13. The treated sewage shall be 60% recycled for secondary purposes such as toilet flushing, air-conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system.
14. PP shall provide organic waste digester along with composting facility/bio-digester (biogas) for the treatment of wet garbage.
15. PP shall make provision of charging ports for electric vehicles at least 40% of total available parking slots.
16. PP shall submit BG of Rs. 25 Lakh towards compliance of EC and Consent conditions.

17. This consent is issued with the overriding effect to earlier consent to establish (expansion) accorded by the Board vide letter No:- Format1.0/CAC-CELL/UAN No.0000124533/CE/2211001501 dated 18.11.2022.

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	75000.00	TXN2310000374	03/10/2023	Online Payment

Balance fees of Rs. 30,02,700/- will be considered at the time of next renewal of consent

Copy to:

1. Regional Officer, MPCB, Mumbai and Sub-Regional Officer, MPCB, Mumbai I
- They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB,Sion, Mumbai
3. CC-CAC updating.

SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

1) A] As per your application, you have provided Sewage Treatment Plant of designed capacity 1631 CMD with MBBR & MBR technology for the treatment of 1509 CMD of sewage.

B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

Sr.No	Parameters	Limiting concentration not to exceed in mg/l, except for pH
1	pH	5.5-9.0
2	BOD	10
3	COD	50
4	TSS	20
5	NH4 N	5
6	N-total	10
7	Fecal Coliform	less than 100

C] The treated sewage shall be 60% recycled for secondary purposes such as toilet flushing, air-conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system.

2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto.

3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.

4) **The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act,1974 and as amended, and other provisions as contained in the said act.**

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	2253.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

5) The Applicant shall provide Specific Water Pollution control system as per the conditions of EP Act, 1986 and rule made there under from time to time.

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

1) **As per your application, you have proposed to provide the Air pollution control (APC)system and also proposed to erect following stack (s) and to observe the following fuel pattern-**

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1 to S-12	DG Sets of 2000 kVA x 12	Acoustic Enclosure	8.94	HSD 6000 Ltr/Hr	1	SO2	-
S-13	DG Set of 1250 kVA x 1	Acoustic Enclosure	7.07	HSD 312.5 Ltr/Hr	1	SO2	-
S-14	DG Set of 750 kVA x 1	Acoustic Enclosure	5.48	HSD 187.5 Ltr/Hr	1	SO2	-
S-15 to S-17	DG Sets of 630 kVA x 3	Acoustic Enclosure	5.02	HSD 94.5 Ltr/Hr	1	SO2	-
S-18 to S-89	DG Sets of 2400 kVA x 72	Acoustic Enclosure	9.80	HSD 43200 Ltr/Hr	1	SO2	-
S-90 to S-91	DG Sets of 600 kVA x 2	Acoustic Enclosure	4.90	HSD 300 Ltr/Hr	1	SO2	-

2) The applicant shall operate and maintain above mentioned air pollution control system, so as to achieve the level of pollutants to the following standards.

Total Particular matter	Not to exceed	150 mg/Nm3

3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacemenalteration well before its life come to an end or erection of new pollution control equipment.

4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).

5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**

a) The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.

b) The toilet shall be provided with exhaust system connected to chimney through ducting.

c) The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).

d) The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish for Expansion	25 Lakh	15 days/extend	Towards Compliance of EC & C to E conditions.	Commissioning of the project or 5 years whichever is earlier.	Commissioning of the project or 5 years whichever is earlier.

** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent. **# Existing BG obtained for above purpose if any may be extended for period of validity as above.**

BG Forfeiture History

Srno.	Consent (C2E/C2O/C2R)	Amount of BG imposed	Submission Period	Purpose of BG	Amount of BG Forfeiture	Reason of BG Forfeiture
NA						

BG Return details

Srno.	Consent (C2E/C2O/C2R)	BG imposed	Purpose of BG	Amount of BG Returned
NA				

SCHEDULE-IV

Conditions during construction phase

A	During construction phase, applicant shall provide temporary sewage and MSW treatment and disposal facility for the staff and worker quarters.
B	During construction phase, the ambient air and noise quality shall be maintained and should be closely monitored through MoEF approved laboratory.
C	Noise should be controlled to ensure that it does not exceed the prescribed standards. During night time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.

General Conditions:

1. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that e-waste generated by them is channelised through collection centre or dealer of authorised producer or dismantler or recycler or through the designated take back service provider of the producer to authorised dismantler or recycler

2. Bulk consumers of electrical and electronic equipment listed in Schedule I shall maintain records of e-waste generated by them in Form-2 and make such records available for scrutiny by the concerned State Pollution Control Board

3. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that such end-of-life electrical and electronic equipment are not admixed with e-waste containing radioactive material as covered under the provisions of the Atomic Energy Act, 1962 (33 of 1962) and rules made there under;

4. Bulk consumers of electrical and electronic equipment listed in Schedule I shall file annual returns in Form-3, to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates. In case of the bulk consumer with multiple offices in a State, one annual return combining information from all the offices shall be filed to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates.

5 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.

6 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act,1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011.

7 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.

8 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.

9 Conditions for D.G. Set

a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.

b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.

c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper sitting and control measures.

d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.

e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.

f) D.G. Set shall be operated only in case of power failure.

g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.

h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.

10 Solid Waste – The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.

11 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.

12 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.

13 The treated sewage shall be disinfected using suitable disinfection method.

14 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.

15 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

This certificate is digitally & electronically signed.

MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
Fax: 24023516
Website: http://mpcb.gov.in
Email: cac-cell@mpcb.gov.in

Kalpataru Point, 2nd, 3rd and 4th floor, Opp. Cine Planet Cinema, Near Sion Circle, Sion (E), Mumbai-400022

Infrastructure/ORANGE/L.S.I
No:- Format1.0/CAC-CELL/UAN No.0000227513/CO/2507003294 **Date: 27/07/2025**

To,
Newfound Properties & Leasing Pvt. Ltd., Gen-2/1D, Gen-2/1E, Gen-2/1F, Special Economic Zone, TTC Industrial Area, Juinagar MIDC, Opp. Juinagar Railway Station, Navi Mumbai, Dist. Thane.

Your Service is Our Duty

Sub: Consent to 1st Operate (Part I) for building No 5 A (Data centre), under Orange category.

Ref:
1. Consent to Establish (Expansion) vide No:- Format1.0/CAC-CELL/UAN No.0000183086/CE/2401000576 dated 04.01.2024.
2. Environment Clearance granted by Env. & Climate Change Dept, GoM vide letter No. - SIA/MH/INFRA2/410004/2022 dtd. 18/05/2023.
3. Minutes of 17th Consent Appraisal Committee meeting dated 13.03.2025.

Your application NO. MPCB-CONSENT-0000227513

For: Grant of Consent to Operate under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal ofAuthorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundry Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. **The 1st Consent to Operate is granted for a period up to 30.11.2028**
2. **The capital investment of the project is Rs.453.82 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Operate (Part I) for building No 5 A (Data centre) named as Building No. 5A (Data Centre), Newfound Properties and Leasing Pvt. Ltd, Integrated Information Technology Township (IITT) comprising of IT bldgs, Data Centre, Resi Bldg, GIS, Food Court, FOB, Retail, at Plot no. Gen 2/1/D, Gen 2/1/E, Gen 2/1/F in TTC, Industrial area MIDC, Juinagar, Navi Mumbai, Thane, on Total Plot Area of 237860.23 SqMtrs for construction BUA of 32970.58 SqMtrs out of Total Construction BUA of 6,72,025.55 SqMtrs as per EC granted dated 18/05/2023 including utilities and services.**
4. **Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	0	NA

Sr No	Description	Permitted	Standards to	Disposal
2.	Domestic effluent	4.5	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

5. **Conditions under Air (P& CP) Act, 1981 for air emissions:**

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1	DG Sets (3000 kVA)	1	As per Schedule -II
S-2	DG Sets (3000 kVA)	1	As per Schedule -II

6. **Conditions under Solid Waste Rules, 2016:**

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Bio degradable waste	10 Kg/Day	OWC	To be converted in manuare by using OWC
2	Non Biodegradable waste	12 Kg/Day	Segregate	will be handover to the authorised local vendor

7. **Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for Collection, Segregation, Storage, Transportation, Treatment and Disposal of hazardous waste:**

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1 Used or spent oil	23	Ton/Y	will be send to authorised recycler for recycling	Recycling by recycler
2	3.3 Sludge and filters contaminated with oil	3	Ton/Y	Will be send to authorised recycler	As per Recycler process
3	33.2 Contaminated cotton rags or other cleaning materials	2	Ton/Y	Will be send to authorised recycler	As per Recycler process

8. **Conditions under E-Waste Management:**

Sr No	Type of Waste	Quantity	UoM	Disposal Path
1	E-Waste	2.00	Ton/M	Sale to Authorized E-waste Recycler.

9. **Conditions under Batteries (Management & Handling) Rules, 2001:**

Sr No	Type of Waste	Quantity	UoM	Disposal Path
1	Used Batteries	1250.00	Kg/M	Sale to authorized recycler.

Specific Conditions for used Batteries:

i. The applicant shall ensure that used batteries are not disposed of in any manner other than by depositing with the authorized dealer/ manufacturer/ registered recycler/ importer/ re-conditioner or at the designated collection center.

ii. The applicant shall file half-yearly return in Form VIII to the M.P.C. Board.

iii. Bulk consumers to their user units may auction used batteries to registered recyclers only.

10. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
11. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
12. This consent is issued pursuant to the decision of the 17th Consent Appraisal Committee Meeting held on 13.03.2025.
13. PP shall operate sewage treatment plant so as to achieve treated domestic effluent standard for the parameter BOD- 10 mg/lit.
14. The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening.
15. PP shall operate organic waste digester along with composting facility/bio-digester (biogas) for the treatment of wet garbage.
16. PP shall make provision of charging ports for electric vehicles at least 40% of total available parking slots.
17. PP shall comply with the conditions stipulated in Environment Clearance & Consent Conditions.
18. PP shall submit the BG of Rs. 25 lakhs towards pollution control system and compliance of conditions stipulated in EC and Consent to Operate.

This consent is issued on the basis of information/documents submitted by the Applicant/Project Proponent, if it has been observed that the information submitted by the Applicant/Project Proponent is false, misleading or fraudulent, the Board reserves its right to revoke the consent & further legal action will be initiated against the Applicant/Project Proponent.

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	907640.00	MPCB-DR-30878	23/12/2024	NEFT
2	907640.00	MPCB-DR-35550	24/07/2025	NEFT

Copy to:

1. Regional Officer, MPCB, Navi Mumbai and Sub-Regional Officer, MPCB, Navi Mumbai I

- They are directed to ensure the compliance of the consent conditions.

2. Chief Accounts Officer, MPCB,Sion, Mumbai
3. CC-CAC updating.

SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

1) A] As per your application, you have provided MBBR based Sewage Treatment Plants (STPs) of combined capacity **5 CMD for treatment of domestic effluent of 4.5 CMD.**

B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

Sr.No	Parameters	Limiting concentration not to exceed in mg/l, except for pH
1	pH	5.5-9.0
2	BOD	10
3	COD	50
4	TSS	20
5	NH4 N	5
6	N-total	10
7	Fecal Coliform	less than 100

C] The treated domestic effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and connected to the sewerage system provided by local body.

2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto.

3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.

4) **The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act,1974 and as amended, and other provisions as contained in the said act.**

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	5.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00
5.	Grandening/Other consumption	3.3 KLD from STP is used for Landscape

5) The Applicant shall provide Specific Water Pollution control system as per the conditions of EP Act, 1986 and rule made there under from time to time.

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

1) **As per your application, you have provided the Air pollution control (APC)system and erected following stack (s) and to observe the following fuel pattern-**

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1	DG Sets (3000 kVA)	Acoustic Enclosure Stack	78.00	HSD 597 Ltr/Hr	1	TPM	150 Mg/Nm^3
						SO2	286.56 Kg/Day
S-2	DG Sets (3000 kVA)	Acoustic Enclosure Stack	78.00	HSD 597 Ltr/Hr	1	TPM	150 Mg/Nm^3
						SO2	286.56 Kg/Day

2) The applicant shall operate and maintain above mentioned air pollution control system, so as to achieve the level of pollutants to the following standards.

Total Particular matter	Not to exceed	150 mg/Nm3

3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacemenalteration well before its life come to an end or erection of new pollution control equipment.

4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).

5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**

a) The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.

b) The toilet shall be provided with exhaust system connected to chimney through ducting.

c) The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).

d) The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	C to 1st O (Part)	2500000	15 days/extend	Towards O & M of pollution control systems and compliance of consent conditions.	30.11.2028	30.11.2029

** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent. **# Existing BG obtained for above purpose if any may be extended for period of validity as above.**

BG Forfeiture History

Srno.	Consent (C2E/C2O/C2R)	Amount of BG imposed	Submission Period	Purpose of BG	Amount of BG Forfeiture	Reason of BG Forfeiture
NA						

BG Return details

Srno.	Consent (C2E/C2O/C2R)	BG imposed	Purpose of BG	Amount of BG Returned
NA				

SCHEDULE-IV

General Conditions:

1. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that e-waste generated by them is channelised through collection centre or dealer of authorised producer or dismantler or recycler or through the designated take back service provider of the producer to authorised dismantler or recycler
2. Bulk consumers of electrical and electronic equipment listed in Schedule I shall maintain records of e-waste generated by them in Form-2 and make such records available for scrutiny by the concerned State Pollution Control Board
3. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that such end-of-life electrical and electronic equipment are not admixed with e-waste containing radioactive material as covered under the provisions of the Atomic Energy Act, 1962 (33 of 1962) and rules made there under;
4. Bulk consumers of electrical and electronic equipment listed in Schedule I shall file annual returns in Form-3, to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates. In case of the bulk consumer with multiple offices in a State, one annual return combining information from all the offices shall be filed to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates.

5 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.

6 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act,1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011.

7 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.

8 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.

9 Conditions for D.G. Set

a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.

b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.

c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper sitting and control measures.

d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.

e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.

f) D.G. Set shall be operated only in case of power failure.

g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.

h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.

10 Solid Waste – The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.

11 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.

12 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.

13 The treated sewage shall be disinfected using suitable disinfection method.

14 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.

15 The applicant shall make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

This certificate is digitally & electronically signed.

MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
Fax: 24023516
Website: http://mpcb.gov.in
Email: cac-cell@mpcb.gov.in

Kalpataru Point, 2nd, 3rd and 4th floor, Opp. Cine Planet Cinema, Near Sion Circle, Sion (E), Mumbai-400022

Infrastructure/RED/L.S.I
No:- Format1.0/CAC-CELL/UAN No.0000247221/CR/2509001484

Date: 15/09/2025

To,
Newfound Properties & Leasing Pvt Ltd., Gen-2/1D, Gen-2/1E, Gen-2/1F, Special Economic Zone,TTC Industrial Area, Juinagar MIDC,Opp.Juinagar Railway Station, Navi Mumbai, Dist. Thane.

Your Service is Our Duty

Sub: Grant of Renewal of consent to Operate for Building and construction project for Building No.1,2 & 3, under Orange category.

Ref:

1. Environment Clearance for expansion accorded by MoEF,GoI vide letter F.No.21-139/2017-IA-III, GoI, MoEF & CC (IA.III Section) dtd. 31/10/2018.
2. Revalidation of Consent to Establish accorded by the Board vide Format 1.0/BO/CAC-Cell/UAN No. 0000041280/Revalidation of CE with expansion / CAC-1812000174 dtd.30/11/2018.
3. Renewal of Consent to Operate part-I and amalgamation of part-II accorded by the Board vide Format 1.0 / CAC-Cell / UAN No. 0000077536 / CR-2001000554 dtd. 07/01/2020.
4. Renewal of Consent to Operate accorded by the Board vide letter Format1.0/CC/UAN No.000095938/CR-2102001235 dtd. 22/02/2021.
5. Minutes of 5th Consent Appraisal Committee meeting held on 29.07.2025.

Your application NO. MPCB-CONSENT-0000247221

For: Grant of Consent to Renewal under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal ofAuthorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundry Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. **The Consent to Renewal is granted for a period up to 31.08.2031**
2. **The capital investment of the project is Rs.380.06 Cr. (As per C.A Certificate submitted by industry).**
3. **The Grant of Renewal of consent to Operate for Building and construction project for Building No.1,2 & 3 named as Newfound Properties & Leasing Pvt. Ltd,Gen-2/1D, Gen-2/1/E & Gen-2/1/F, Building No. 1, 2 and 3, TTC Industrial Area, Juinagar, MIDC, Opp. Juinagar Railway Station, Thane on Total Plot Area of 237860.23 SqMtrs for construction BUA of 1,08,975.72 (Building No. 1 : 46,328.00 + Building No. 2 : 16,319.72 + Building No. 3: 46,328.00) SqMtrs out of Total Construction BUA of 6,72,025.55 Sq Mtr. (FSI and Non FSI). as per EC granted dated 31.10.2018 including utilities and services.**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	EC for Exp- dtd. 31/10/2018	237860.23	505420.99
2	Revalidation of C to E- dtd. 30/11/2018	237860.23	505420.99
3	Renewal of C to O (Part-I & II)- dtd. 31/08/2020	237807.23	108975.72

4. **Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	Nil	Nil
2.	Domestic effluent	481	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes and remaining shall be connected to the sewerage system provided by local body

5. **Conditions under Air (P& CP) Act, 1981 for air emissions:**

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1 & S-2	DG Sets 1250 kVA x 2	02	As per Schedule -II
S-3,S-4,S-5 & S-6	DG Sets 2000 kVA x 4	04	As per Schedule -II

6. **Conditions under Solid Waste Rules, 2016:**

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Bio-degradable Waste	3368.16 Kg/Day	OWC followed by composting facility	Used as Manure.
2	Non-biodegradable Waste	2532.24 Kg/Day	Segregation	By Sale to Auth. Vendor.
3	STP Sludge	40 Kg/Day	SDB	Used as Manure.

7. **Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for Collection, Segregation, Storage, Transportation, Treatment and Disposal of hazardous waste:**

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1 Used or spent oil	1.76	KL/A	Storage	By Sale to Auth. reprocesser

8. **Conditions under E-Waste Management:**

Sr No	Type of Waste	Quantity	UoM	Disposal Path
1	E-Waste	300.00	Kg/Annum	Sale to authorized recycler.

9. **Conditions under Batteries (Management & Handling) Rules, 2001:**

Sr No	Type of Waste	Quantity	UoM	Disposal Path
1	Used Batteries	8000.00	Kg/Annum	Sale to authorized recycler.

Specific Conditions for used Batteries:

i. The applicant shall ensure that used batteries are not disposed of in any manner other than by depositing with the authorized dealer/ manufacturer/ registered recycler/ importer/ re-conditioner or at the designated collection center.

ii. The applicant shall file half-yearly return in Form VIII to the M.P.C. Board.

iii. Bulk consumers to their user units may auction used batteries to registered recyclers only.

10. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
11. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
12. PP shall Operate & Maintain STP properly to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit.
13. The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air-conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system.
14. PP shall operate the organic waste digester along with composting facility/bio-digester (biogas) for the treatment of wet garbage.
15. PP shall not use ground water without obtaining NOC from competent authority.
16. PP shall extend existing BG of Rs. 25 Lakh towards O & M of Pollution Control System and compliance of Consent conditions.

. The industry shall create an Environment Cell by appointing an Environmental Engineer / Expert for looking after day-to-day activities related to Environment / Pollution control.

This consent is issued on the basis of information/documents submitted by the Applicant/Project Proponent, if it has been observed that the information submitted by the Applicant/Project Proponent is false, misleading or fraudulent, the Board reserves its right to revoke the consent & further legal action will be initiated against the Applicant/Project Proponent.

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	3800680.00	MPCB-DR-34320	29/05/2025	NEFT
2	75000.00	MPCB-DR-35290	11/07/2025	NEFT

Balance amount of Rs. 2280360 will be considered at the time of next renewal of consent.

Copy to:

1. Regional Officer, MPCB, Navi Mumbai and Sub-Regional Officer, MPCB, Navi Mumbai I
- They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB,Sion, Mumbai
3. CC-CAC updating.

SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

1) A] As per your application, you have provided MBBR based Sewage Treatment Plants (STPs) of combined capacity **594 CMD for treatment of domestic effluent of 481 CMD.**

B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

Sr.No	Parameters	Limiting concentration not to exceed in mg/l, except for pH
1	pH	5.5-9.0
2	BOD	10
3	COD	50
4	TSS	20
5	NH4 N	5
6	N-total	10
7	Fecal Coliform	less than 100

C] The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air-conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system.

2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto.

3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.

4) **The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act,1974 and as amended, and other provisions as contained in the said act.**

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	18.50
2.	Domestic purpose	590.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00
5.	Grandening/Other consumption	

5) The Applicant shall provide Specific Water Pollution control system as per the conditions of EP Act, 1986 and rule made there under from time to time.

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

1) **As per your application, you have provided the Air pollution control (APC)system and erected following stack (s) and to observe the following fuel pattern-**

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
1 & 2	DG Sets 1250 kVA x 2	Acoustic Enclosure Stack	7.70	HSD 265.5 Ltr/Hr	1	SO2	127.44 Kg/Day
3 to 6	DG Sets 2000 kVA x 4	Acoustic Enclosure Stack	8.90	HSD 420 Ltr/Hr	1	SO2	201.6 Kg/Day

2) The applicant shall operate and maintain above mentioned air pollution control system, so as to achieve the level of pollutants to the following standards.

Total Particular matter	Not to exceed	150 mg/Nm3

3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacemenalteration well before its life come to an end or erection of new pollution control equipment.

4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Renewal of Consent to Operate	25 Lakh	Extension of existing BG	Towards O & M of Pollution Control Systems and Compliance of Consent conditions.	Monthly	31.08.2032

** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent. **# Existing BG obtained for above purpose if any may be extended for period of validity as above.**

BG Forfeiture History

Srno.	Consent (C2E/C2O/C2R)	Amount of BG imposed	Submission Period	Purpose of BG	Amount of BG Forfeiture	Reason of BG Forfeiture
NA						

BG Return details

Srno.	Consent (C2E/C2O/C2R)	BG imposed	Purpose of BG	Amount of BG Returned
NA				

SCHEDULE-IV

General Conditions:

1. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that e-waste generated by them is channelised through collection centre or dealer of authorised producer or dismantler or recycler or through the designated take back service provider of the producer to authorised dismantler or recycler
2. Bulk consumers of electrical and electronic equipment listed in Schedule I shall maintain records of e-waste generated by them in Form-2 and make such records available for scrutiny by the concerned State Pollution Control Board
3. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that such end-of-life electrical and electronic equipment are not admixed with e-waste containing radioactive material as covered under the provisions of the Atomic Energy Act, 1962 (33 of 1962) and rules made there under;
4. Bulk consumers of electrical and electronic equipment listed in Schedule I shall file annual returns in Form-3, to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates. In case of the bulk consumer with multiple offices in a State, one annual return combining information from all the offices shall be filed to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates.

5 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.

6 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act,1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011.

7 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.

8 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.

9 Conditions for D.G. Set

a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.

b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.

c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper sitting and control measures.

d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.

e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.

f) D.G. Set shall be operated only in case of power failure.

g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.

h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.

10 Solid Waste – The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.

11 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.

12 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.

13 The treated sewage shall be disinfected using suitable disinfection method.

14 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.

15 The applicant shall make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

This certificate is digitally & electronically signed.

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

No EE/Dn. II/MHP/SPA/**I/33651**/of 2023
Office of the Executive Engineer & SPA,
MIDC Dn. II, Mahape, Navi Mumbai .
Date:28 /12 /2023

To,
M/s. Newfound Properties and Leasing Pvt. Ltd.
Plot No. Gen-2/1D, Gen-2/1E & Gen-2/1F,
Turbhe, TTC Industrial Area, Navi-Mumbai.

Sub: TTC Industrial Area.
Approval to revised Building Plans & Drainage Plans for GIS building on Plot No. Gen-2/1D, Gen-2/1E & Gen-2/1F in TTC Industrial Area for M/s. Newfound Properties and Leasing Pvt. Ltd.

Ref. 1) Your application vide No. SWC/14/521/20230829/929528.
2) Provisional Fire NOC issued by CFO, MIDC vide No. I/30382/2023 dtd.11/12/2023.

Dear Sir,

You have submitted combined application for revised building plan approval and drainage plan approval for GIS Building on Plot No. Gen-2/1D, Gen-2/1E & Gen-2/1F in TTC Industrial Area. Above applications are examined and following approvals are here by granted.

A] Revised Building Plan Approval

Since you have paid following ……

Sr. No	Scrutiny Fees Rs.	Development charges Rs.	Labour Cess Rs.	Fire & Emergency fees Rs.	Total	Receipt No.
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1	590.00	---	---	---	590.00	GL24302156 Dt.21/09/2023
2	590.00	---	154059.00	750221.53	904870.53	GL24476113 Dt.26/12/2023
	1180.00	---	**154059.00**	**750221.53**	**905460.53**	**Total**

The set of plans, received from you vide SWC number cited above, is hereby Approved subject to acceptance and follow up of following conditions by you.

1) You had submitted plans and drawings for **576.56 m²** of plinth area and uptodate plinth area will be **29088.34 m²** for the plot area of **237860.23 m²,** at present this office has approved plans for **Nil m²** of built up area and total up to date BUA will be **177110.65 m²**. This office has approved **02 Nos.** of drawing details of which are mentioned on the accompanying statement.
2) In case of approval to the modified plans, the original approval to the drawings granted earlier is treated as cancelled as the drawing approved now supersedes the previously approved drawing. You are requested to return the above cancelled drawings to this office for record and cancellation.

A. In case of approval to the modified plans, the earlier approval to the building plans granted vide letter no.EE/Dn.II/SPA/C60734/2020 dated 15/10/2020 for GIS Building from the office of the Executive Engineer & SPA, MIDC, Dn.II, Mahape is treated as cancelled. The drawings approved now supersede the previously

approved drawings. You are requested to return he cancelled plans to this office or cancellation and record.

B. The drawings submitted now include existing/proposed structures/ Fresh proposed plans, which were not approved previously. Present approval along with the previously approved plans vide letter No EE/Dn. II/MHP/SPA/I/13157/of 2023 dtd.14/08/2023 from the office of the Executive Engineer & SPA, MIDC, Dn.II, Mahape, is to be treated as combined approval.

3. In addition, to this approval the plot holder shall obtain approval for plans from other requisite authorities as per necessity, such as from :-
   The building plans needs to be got approved from :
   i) Directorate of Industrial Safety & Health.
   ii) Any other Govt. authorities which may be mandatory.
4. You will have to obtain Environment Clearance Certificate before Commencement of any construction activities, if applicable to their project as per the notification issued by MoEF, Govt. of India vide Notification issued by MoEF, New Delhi dtd.14/09/2006 and its subsequent amendments'.
5. You are requested to submit certified copies of above approvals from the concerned authorities to this office, in triplicate before any work is started OR within three months from the date of issue of this letter whichever is earlier.
6. For the sanitary block, overhead water storage tank shall be provided at the rate of 500liter per W.C. or Urinal.
7. For necessary approach road to the plot from the edges of MIDC. Road, 900 mm dia CD works or a slab drain of required span and size shall be provided.
8. Temporary structures shall not be allowed except to during construction period (after obtaining prior approval from Executive Engineer.) and the same shall be demolished immediately after building work is completed.
9. During the period of construction, stacking of materials shall be done only in the area of plot allotted. In no case, material be stacked along MIDC, road land width/open plot area.
10. The marks demarcating boundary of the plot shall be preserved properly and kept in good condition and shown to department staff as and when required.
11. No tube well, bore well or open well shall be dug.
12. Plans for any future additions, alterations or extensions will have to be got approved from this office, as well as from concerned competent authority.
13. The present approval to the plans does not pertain to approval to the structural design, RCC members, foundations etc. It is only locational approval to the layout of various structures & floors with reference to the plot, in accordance to MIDC DCR.
14. In case any power line is passing through the plot, the plot holder should approach MSEDCL and obtain their letter specifying the vertical and horizontal clearance to be left and plan his structures accordingly.
15. The compound wall gate should open inside the plot and if the plot is facing on two or more sides of the road then gate shall be located at least 15 m. away from the corner of junction or roads.
16. Plot holders shall make his own arrangement for 24 hours of storage of water, as uninterrupted water supply cannot be guaranteed.

17. In case, water stream/ nalla is flowing through the allotted plot, the plot holder has to ensure that the maximum quantity of rain water that flows at the point of entry of stream is allowed to flow uninterruptedly through the plot and upto the point of out flow of the original stream. The points of entry and exit of the natural stream shall not be changed. The detailed plans section and design for allowing maximum expected discharge of rainwater through the plot have to be furnished to this office and no filling of plot and diversion of nalla is allowed unless a written permission is obtained from the Executive Engineer/SPA.

18. This permission stands cancelled, if no construction work is started within twelve months from the date of issue of this letter or the date given in the agreement to lease to start construction work whichever is earlier. The date of starting construction work and date of completion shall be informed to the Executive Engineer in charge immediately. The construction shall be completed within the given stipulated time limit as per the lease agreement.

19. Breach of any rules stipulated will render the plot -holder liable for action as provided in MIDC., Act 1961 (II of 1962 and regulations made there under) and also terms of lease agreement and schedule of penalties prescribed by the Corporation for this purpose.

20. This office is empowered to add, amend, vary or rescind any provisions of Building Rules& regulations from time to time as it may deem fit, and the plot-holder has to be abide by these rules and regulations.

21. As soon as the building work is completed, the plot-holder shall approach to the concerned Deputy Engineer/Executive Engineer, to get the work verified and building shall not be occupied unless building completion certificate and occupancy certificate is obtained from this office.

22. The plot-holder within a period of one year from the date of agreement to lease, shall plant at least one tree per 100 Sq. m. of plot area along the periphery of the plot. In addition, he shall also plant one tree per 15 m. on the frontage of road or part thereof inside the plot and maintain the trees so planted in good condition throughout the period of agreement to lease.

23. The basement if provided is to be used only for storage purpose. No. manufacturing activates are allowed, similarly toilet is not allowed at the basements.

24 The Name and plot number shall be displayed at main entrance of plot.

25. The plot holder shall construct ETP as per consent of MPCB & treat & dispose effluent as per MPCB Consent to establish & operate.

26. The plot holder shall ensure that, the foundation of the building / structure shall rest on the firm strata and not on made up / filled ground. The Architect and structural consultant appointed by the owner will be solely responsible for this condition.

27. MIDC issues permission for development of plots which are situated on river banks, adhering to the contents of the River Policy dt.13th July 2009 and as per category of Industries. PIL No. 17 of 2011 is filed against this policy at the Hon'ble High Court Bombay. It is clarified that, grant of any permission by the MIDC to any new industry in industrial estate situated on river banks will be subject to any

further orders which may be passed by Hon'ble High Court, Bombay under PIL No. 17 of 2011.

28. Since you have consumed **0.83** of FSI as per the approved plan, you are requested to utilized remaining FSI as per agreement to lease.

This building plan approval is with respect to planning point of view and in accordance to MIDC's Development Control Rules, since MIDC is Special Planning Authority (SPA) for this Area.

B) Drainage Plan Approval (Internal Works)

The set of plans in triplicate received along with the letter under reference for the above work is scrutinized the proposal is approved subject to condition as follows:

1) The work of internal and external water supply and sanitary fittings etc for the above building shall be carried out through the a licensed plumber registered at local authority or of Environmental Engineering Department, or Govt. of Maharashtra.
2) The work should be carried out as per specifications confirming to I.S.S. In case they are not covered under I.S.S. then standard practice allowed by Municipal Corporation / or Local Council shall be followed.
3) The wastewater from water closets and urinals shall be passed through a septic tank of standard design.
4) The present approval to the plans does not pertain to the design of septic tank, effluent treatment plant etc. It is only location approval to these structures with reference to the plot.
5) You will be allowed to join your effluent to MIDC's common effluent collection System only after obtaining of necessary N.O.C. from M.P.C. Board and actual Commissioning of pretreatment activity the factory effluent will be allowed to connect to MIDC system.
6) Overhead water tank shall be provided at the rate of 500 Litters per W.C./ Urinal provided.
7) The waste water from the closets and Urinals shall be passed through the septic tanks, which is to be adequate to meet the requirements of the persons working in the factory and process waste if any, prior to septic tank in series with suitable size of 100mm dia sewer trap, inspection chamber with 80 mm dia vent pipe shall be provided.
8) All vent pipes shall be minimum 80 mm dia size.
9) All rain water down take pipes shall be minimum 100 mm dia and should be provided at the rate of 1 Nos. Per 25 Sq. m. of roof area.
10) All S.W. pipes shall be minimum of 150 mm dia size.
11) It should be seen that no overflow of water from the soak pit or any process waste enters in to adjoining property or road.
12) Rain water pipes are not to be connected to underground effluent collection system. Separate drainage system shall be provided for collection of Industrial and Domestic wastes. Manholes shall be provided at the end of collection system with Arrangements for measurement of the flow.
13) In case any of the requirements, stated as above is violated by the plot holder hen he is liable for disconnection of water supply and is liable for action provided under\ MIDC., Act and various regulations and as per provision in the lease agreement.
14) The completion of work as per above requirements, it shall be jointly, inspected by the concerned Deputy. Engineer, of MIDC and your representative who has designed and executed work, without which drainage completion certificate will not be issued.

15) The waste water after treatment shall be soaked in a soak pit, if sewer line is not available for the plot; whereas if effluent collection system, of MIDC is functioning, then effluent shall be connected to the same after getting drainage plans approved from this office. The effluent shall be outletted only after pretreatment confirming to the standards stipulated by Maharashtra Pollution Control Board of Govt. of Maharashtra and after obtaining their consent under water Act 1974, Air Act 1981, & Hazardous waste Rules 2008 and subsequent amendments.

You are hereby requested to go through above approvals carefully along with the terms & conditions in respect of each approval and take necessary actions accordingly in complying the same scrupulously.

Thanking you.

Yours faithfully,

RAJARAM GUNDERAO RATHOD

Digitally signed by RAJARAM GUNDERAO RATHOD
DN: cn=RAJARAM GUNDERAO RATHOD c=IN o=Personal
Reason: I am the author of this document
Location:
Date: 2023-12-28 21:01+05:30

Executive Engineer&
Special Planning Authority
MIDC, Division No.II, Mahape.

DA:-1. One Statement showing details of drawings and built up area approved.
2. Copy of approved drawings/plans.

Copy submitted for favour of information to :
1. The Collector, District Thane.
2. The Municipal Commissioner, N.M.M.C.
3. The Chief Fire Officer, MIDC, Andheri.

Copy f.w.c.'sfor information to:
1. The Regional Officer, MIDC Mahape.
2. Architect Ashwin Navelkar, Architect CA/2019/105772.

Copy to
1. The Deputy Engineer, MIDC Sub Dn. No. I, Mahape for information.

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION.

(A Government of Maharashtra Undertaking)

The statement is accompaniment to letter No.EE/SPA/Gen-2/1/DEF/IFMS/**I/33651**/2023 dated 28/12/2023 issued by M.I.D.C. address to M/s. Newfound Properties & Leasing Pvt. Ltd. for GIS Building on plot Nos. Gen-2/1D, Gen-2/1E & Gen-1/2F in TTC Industrial Area, MIDC, Navi Mumbai.

1) **Fresh Plan:-** N.A.
2) **Amended plans: -** Plans approved by this office No..EE/Dn.II/SPA/C60734 dated 15.10.2020 of admeasuring to 2318.19 Sqmt (free of FSI) for GIS Building shall be treated as cancelled as the party has submitted the revised plans for approval.
3) **Additions to the previous plans:-**

Allottees Name:- M/s. Newfound Properties & Leasing Pvt. Ltd., Plot Nos. Gen-2/1D, Gen-2/1E & Gen-1/2F **Name of Architect :- Shri. C. SATYANARAYANAN.** **SWC No. SWC/14/521/20230829/929528**

Sr. No.	Drg. No. & Date	Description	Particular of BUA	B.ment flr Area in sqm	Stilt / Gr. Flr. Area in sqm	1 flr. Area in sqm	2 flr. Area in sqm	3 flr. Area in sqm	4 flr. Area in sqm	5 flr. Area in sqm	6 flr. Area in sqm	7 flr. Area in sqm	8 flr. Area in sqm	9 flr. Area in sqm	10 flr. Area in sqm	11 flr. Area in sqm	12 flr. Area in sqm	13 flr. Area in sqm	14 flr. Area in sqm	15 flr. Area in sqm	16 flr. Area in sqm	17 flr. Area in sqm	18 flr. Area in sqm	19 flr. Area in sqm	20 flr. Area in sqm	21 flr. Area in sqm	22 flr. Area in sqm	23 flr. Area in sqm	24 flr. Area in sqm	25 flr. Area in sqm	26 flr. Area in sqm	27 flr. Area in sqm	28 flr. Area in sqm	29 flr. Area in sqm	30 flr. Area in sqm	31 flr. Area in sqm	32 flr. Area in sqm	33 flr. Area in sqm	34 flr. Area in sqm	36 flr. Area in sqm	37 flr. Area in sqm	38 flr. Area in sqm	Terrace Area in sqm	Total Area in sqm
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45
1		**BCC issued :-**																																											
		BLDG. NO.1	FSI	0.00	196.05	157.23	135.70	135.70	3051.06	3051.06	2740.44	3051.06	3051.06	3051.06	2951.92	3051.06																											290.64	24914.04
		No.DE/SPA/Gen-2/1/DEF/ IFMS /B25479 dated 11.04.2018.	FSI Free	0.00	2748.68	2723.32	3150.96	3150.96																																			11773.92
		BLDG. NO.2	FSI	0.00	703.59	3251.48	3474.83	3474.83	2469.85																																		291.26	13665.84
		No.DE/SPA/Gen-2/1/DEF/ IFMS/ B25479 dated 30.11.2017.	FSI Free	0.00	2653.88																																							2653.88
		BLDG. NO.3	FSI	0.00	259.35	158.61	135.59	372.92	3282.01	3282.01	2741.82	3282.01	3282.01	3282.01	2953.00	3282.01																											230.73	26544.08
		No.EE/SPA/GEN-2/1/DEF/ IFMS/ B40515 dtd 25.04.2022.	FSI Free	0.00	2685.38	2744.84	3151.07	2913.74																																					11495.03
2		**TOTAL OF BCC (A)**	**FSI**	**0.00**	**1158.99**	**3567.32**	**3746.12**	**3983.45**	**8802.92**	**6333.07**	**5482.26**	**6333.07**	**6333.07**	**6333.07**	**5904.92**	**6333.07**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**									**812.63**	**65123.96**
			FSI Free	**0.00**	**8087.94**	**5468.16**	**6302.03**	**6064.70**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**									**0.00**	**25922.83**
3		**Previous Plan Approval :-**																																										
		BLDG. NO.7 (Glass Box)	FSI	0.00	150.36																																						150.36
		No.EE/Dn.II/SPA/C60734 dated 15.10.2020.	FSI Free	0.00																																							0.00
		Visitor Centre	FSI	0.00	237.06	237.06																																					474.12
		No.EE/Dn.II/SPA/C60734/2020 dated 15.10.2020.	FSI Free	0.00																																							0.00
		BLDG. NO.2 (OWC Room)	FSI	0.00	36.08																																						36.08
		No.EE/Dn.II/SPA/C60734 dated 15.10.2020.	FSI Free	0.00																																							0.00
		BLDG. NO.6 (Food Court)	FSI	0.00	1995.34	1967.21	104.58																																					4067.13
		No.EE/Dn.II/SPA/C60734 dated 15.10.2020.	FSI Free	0.00																																							0.00
		GI Substation	FSI	0.00	803.24	803.24	431.66																																					0.00
		No.EE/Dn.II/SPA/C60734 dated 15.10.2020.	FSI Free	0.00	93.35	93.35	93.35																																					0.00
		Bldg. No.1 (ATM, Kiosk & Matrix offi	FSI	0.00	10.61			236.51																																					247.12
		No.EE/Dn.II/SPA/C60734 dated 15.10.2020.	FSI Free	0.00																																								0.00
		BLDG. NO.5A (Data Centre)	FSI	0.00	2932.52	4756.67	4697.20	4696.24	4696.24	4696.24	4696.24	4696.24	875.05	924.18	0.00																													32970.58
		No.MIDC/IFMS/THANE2/E&MD/EET hane2/2022/A94033 dtd 17.03.2022.	FSI Free	0.00	1883.78	2607.26	2595.32	2597.28	2597.28	2597.28	2597.28	2597.28	1048.94	950.70	667.12																													20142.24
		BLDG. NO.12 (Tower-1)	FSI	0.00	0.00	0.00	0.00	0.00	0.00	160.03	522.43	527.39	527.39	527.39	415.81	527.39	527.39	527.39	527.39	415.81	527.39	527.39	527.39	527.39	415.81	527.39	527.39	527.39	527.39	527.39	415.81	527.39	527.39	527.39	527.39	415.81	527.39	527.39	527.39	527.39	415.81	527.39	527.39	527.39	527.39	16,889.46
		No.EE/Dn. II/MHP/SPA/I/13157/of 2023 dtd 14.08.2023.	FSI Free	0.00	0.00	0.00	0.00	0.00	0.00	142.66	170.68	170.68	170.68	170.68	161.01	170.68	170.68	170.68	170.68	161.01	170.68	170.68	170.68	170.68	161.01	170.68	170.68	170.68	170.68	170.68	161.01	170.68	170.68	170.68	170.68	161.01	170.68	170.68	170.68	170.68	161.01	170.68	170.68	170.68	170.68	5,717.08
		(Excess Balacony Area taken in FSI)			5.76																																								5.76
		BLDG. NO.10 (Tower-2)	FSI	0.00	0.00	230.53	142.25	426.99	426.99	426.99	382.66	426.99	426.99	426.99	426.99	382.66	426.99	426.99	426.99	426.99	397.17	436.59	436.59	436.59	436.59	397.61	436.59	436.59	436.59	436.59	397.61	436.59	436.59													11393.28
		No.EE/Dn. II/MHP/SPA/I/13157/of 2023 dtd 14.08.2023.	FSI Free	62.35	62.35	141.00	141.00	161.78	161.78	161.78	161.78	161.78	161.78	161.78	161.78	161.78	161.78	161.78	161.78	161.78	163.73	163.73	163.73	163.73	163.73	163.73	163.73	163.73	163.73	163.73	163.73	163.73	163.73													4638.33
		(Excess Balacony Area taken in FSI)			6.56				3.32						3.32					3.76					3.76					3.76																24.48
		BLDG. NO.14 (Tower-3)	FSI	170.52	134.85	255.91	155.58	460.09	460.09	460.09	411.54	460.09	460.09	460.09	460.09	411.54	460.09	460.09	460.09	460.09	411.54	460.09	460.09	460.09	460.09	411.54	460.09	460.09	460.09	460.09	411.54	460.09	460.09	460.09	460.09											15608.53
		No.EE/Dn. II/MHP/SPA/I/13157/of 2023 dtd 14.08.2023.	FSI Free	110.63	110.63	131.24	126.53	153.48	153.48	153.48	147.63	153.48	153.48	153.48	153.48	147.63	153.48	153.48	153.48	153.48	147.63	153.48	153.48	153.48	153.48	147.63	153.48	153.48	153.48	153.48	147.63	153.48	153.48	153.48	153.48											5508.77
		(Excess Balacony Area taken in FSI)			0.33																																								0.33
		BLDG. NO.15 (Tower-10)	FSI	94.70	210.02	150.54	463.78	463.81	463.81	366.63	463.81	463.81	463.81	463.81	367.70	463.81	463.81	463.81	463.81	367.70	463.81	463.81	463.81	463.81	367.70	463.81	463.81	463.81	463.81	463.81	367.70	463.81	463.81	463.81	463.81											15183.23
		No.EE/Dn. II/MHP/SPA/I/13157/of 2023 dtd 14.08.2023.	FSI Free	116.37	138.14	138.05	160.00	160.24	160.24	159.90	160.24	160.24	160.24	160.24	159.90	160.24	160.24	160.24	160.24	159.90	160.24	160.24	160.24	160.24	159.90	160.24	160.24	160.24	160.24	160.24	159.90	160.24	160.24	160.24	160.24											5678.20
		(Excess Balacony Area taken in FSI)			0.79	6.57			6.78					6.78					6.78					6.78					6.78																48.04
		BLDG. NO.11 (Tower-11)	FSI	0.00	0.00	149.45	495.54	495.57	495.57	495.57	393.14	495.57	495.57	495.57	495.57	393.14	495.57	495.57	495.57	495.57	503.02	401.75	503.02	503.02	503.02	401.75	503.02	503.02	503.02	503.02	401.75	503.02														12622.42
		No.EE/Dn. II/MHP/SPA/I/13157/of 2023 dtd 14.08.2023.	FSI Free	120.02	120.02	140.77	171.26	171.26	171.26	171.26	162.86	171.26	171.26	171.26	171.26	162.86	171.26	171.26	171.26	172.39	162.86	172.39	172.39	172.39	172.39	162.86	172.39	172.39	172.39	172.39	162.86	172.39														4802.87
		(Excess Balacony Area taken in FSI)			5.81	1.68	1.68	1.68	1.68	3.53	1.68	1.68	1.68	1.68	3.53	1.68	1.68	1.68	2.07	2.66	2.07	2.07	2.07	2.07	2.66	2.07	2.07	2.07	2.07	2.66	2.07														60.03
		BLDG. NO.A (Club House)	FSI		1462.03	747.74																																						2209.77
		No.EE/Dn. II/MHP/SPA/I/13157/of 2023 dtd 14.08.2023.	FSI Free		72.16	88.40																																						160.56
		BLDG. NO. B1	FSI		70.64																																							70.64
		No.EE/Dn. II/MHP/SPA/I/13157/of 2023 dtd 14.08.2023.	FSI Free		105.57												105.57																												211.14

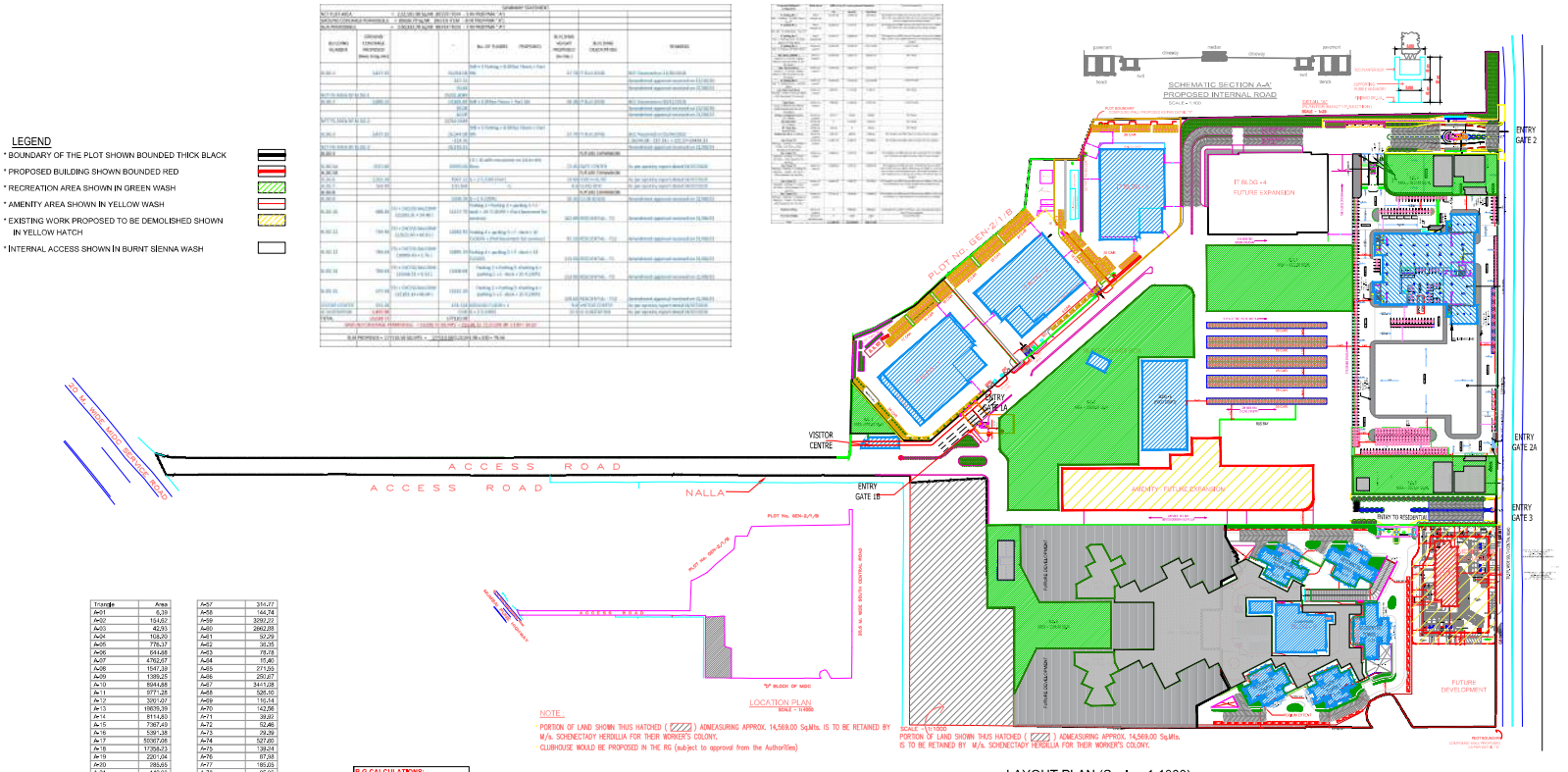
Sr. No.	Drg. No. & Date	Description	Particular of BUA	B.ment flr Area in sqm	Stilt / Gr. Flr. Area in sqm	1 flr. Area in sqm	2 flr. Area in sqm	3 flr. Area in sqm	4 flr. Area in sqm	5 flr. Area in sqm	6 flr. Area in sqm	7 flr. Area in sqm	8 flr. Area in sqm	9 flr. Area in sqm	10 flr. Area in sqm	11 flr. Area in sqm	12 flr. Area in sqm	13 flr. Area in sqm	14 flr. Area in sqm	15 flr. Area in sqm	16 flr. Area in sqm	17 flr. Area in sqm	18 flr. Area in sqm	19 flr. Area in sqm	20 flr. Area in sqm	21 flr. Area in sqm	22 flr. Area in sqm	23 flr. Area in sqm	24 flr. Area in sqm	25 flr. Area in sqm	26 flr. Area in sqm	27 flr. Area in sqm	28 flr. Area in sqm	29 flr. Area in sqm	30 flr. Area in sqm	31 flr. Area in sqm	32 flr. Area in sqm	33 flr. Area in sqm	34 flr. Area in sqm	36 flr. Area in sqm	37 flr. Area in sqm	38 flr. Area in sqm	Terrace Area in sqm	Total Area in sqm
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45
4		**BLDG. NO. B2**	FSI		40.09																																							40.09
		No.EE/Dn. II/MHP/SPA/I/13157/of 2023 dtd 14.08.2023.	FSI Free		117.69					117.68																																		235.37
		BLDG. NO. B3	FSI		68.47	21.94	23.50	8.66	-237.33																																			-114.76
		No.EE/Dn. II/MHP/SPA/I/13157/of 2023 dtd 14.08.2023.	FSI Free		182.86	182.86	181.30	181.30									181.30																										909.62
		TOTAL OF PLAN APPROVED (B)	**FSI**	**266.01**	**7373.10**	**8518.73**	**6084.11**	**6789.55**	**6317.15**	**6609.08**	**6871.50**	**3250.58**	**3299.71**	**2385.63**	**2169.69**	**2180.22**	**2375.53**	**2375.53**	**2386.46**	**2176.27**	**2203.73**	**2392.97**	**2392.97**	**2403.51**	**2185.87**	**2204.17**	**2392.97**	**2392.97**	**2403.51**	**2185.87**	**2204.17**	**2390.90**	**1887.88**	**1458.07**	**1243.60**	**1402.74**	**1451.29**	**1451.29**	**1451.29**	**875.90**	**527.39**	**527.39**	**527.39**	**111459.30**
			FSI Free	**409.37**	**3572.10**	**4326.17**	**3900.42**	**3425.34**	**3244.04**	**3386.36**	**3400.47**	**1866.38**	**1768.14**	**1484.56**	**807.43**	**803.19**	**1104.31**	**817.44**	**817.44**	**808.56**	**805.14**	**820.52**	**820.52**	**820.52**	**810.51**	**805.14**	**820.52**	**820.52**	**820.52**	**810.51**	**805.14**	**820.52**	**648.13**	**484.40**	**474.39**	**478.55**	**484.40**	**484.40**	**484.40**	**314.49**	**170.68**	**170.68**	**170.68**	**49916.32**
5		**TOTAL BUA APPROVED (A+B)**	**FSI**	**266.01**	**8532.09**	**12086.05**	**9830.23**	**10773.00**	**15120.07**	**12942.15**	**12353.76**	**9583.65**	**9632.78**	**8718.70**	**8074.61**	**8513.29**	**2375.53**	**2375.53**	**2386.46**	**2176.27**	**2203.73**	**2392.97**	**2392.97**	**2403.51**	**2185.87**	**2204.17**	**2392.97**	**2392.97**	**2403.51**	**2185.87**	**2204.17**	**2390.90**	**1887.88**	**1458.07**	**1243.60**	**1402.74**	**1451.29**	**1451.29**	**1451.29**	**875.90**	**527.39**	**527.39**	**1340.02**	**177110.65**
			FSI Free	**409.37**	**11660.04**	**9794.33**	**10202.45**	**9490.04**	**3244.04**	**3386.36**	**3400.47**	**1866.38**	**1768.14**	**1484.56**	**807.43**	**803.19**	**1104.31**	**817.44**	**817.44**	**808.56**	**805.14**	**820.52**	**820.52**	**820.52**	**810.51**	**805.14**	**820.52**	**820.52**	**820.52**	**810.51**	**805.14**	**820.52**	**648.13**	**484.40**	**474.39**	**478.55**	**484.40**	**484.40**	**484.40**	**314.49**	**170.68**	**170.68**	**170.68**	**76009.83**
6		**Less: GI Substation** Proposed for Cancellation approved vide letter No.EE/Dn.II/ SPA/ C60734 dated 15.10.2020.	FSI Free	0.00	803.24	803.24	431.66																																				0.00
			FSI Free	0.00	93.35	93.35	93.35																																				0.00
7		**NET EXISTING BUA APPROVED (5-6)**	**FSI Free**	**266.01**	**8532.09**	**12086.05**	**9830.23**	**10773.00**	**15120.07**	**12942.15**	**12353.76**	**9583.65**	**9632.78**	**8718.70**	**8074.61**	**8513.29**	**2375.53**	**2375.53**	**2386.46**	**2176.27**	**2203.73**	**2392.97**	**2392.97**	**2403.51**	**2185.87**	**2204.17**	**2392.97**	**2392.97**	**2403.51**	**2185.87**	**2204.17**	**2390.90**	**1887.88**	**1458.07**	**1243.60**	**1402.74**	**1451.29**	**1451.29**	**1451.29**	**875.90**	**527.39**	**527.39**	**1340.02**	**177110.65**
			FSI Free	**409.37**	**10763.45**	**8897.74**	**9677.44**	**9490.04**	**3244.04**	**3386.36**	**3400.47**	**1866.38**	**1768.14**	**1484.56**	**807.43**	**803.19**	**1104.31**	**817.44**	**817.44**	**808.56**	**805.14**	**820.52**	**820.52**	**820.52**	**810.51**	**805.14**	**820.52**	**820.52**	**820.52**	**810.51**	**805.14**	**820.52**	**648.13**	**484.40**	**474.39**	**478.55**	**484.40**	**484.40**	**484.40**	**314.49**	**170.68**	**170.68**	**170.68**	**73691.64**
8		**Now Proposed** **Add: Amended plan approval for GIS Building**																																										
	1/2	Layout Plan, Location Plan & Entrance gate	FSI Free	203.11	898.08	898.00	583.82																																				**0.00**
	2/2	1) Gr., 1st, 2nd & Terrace Floor Plan of GIS Building 2) Section 'AA', 'BB', 'CC' & 'DD' 3) BUA Calculations	FSI Free	40.94	89.71	89.63	91.46																																				**0.00**
9		**Total BUA (7+8) :**	**FSI**	**266.01**	**8532.09**	**12086.05**	**9830.23**	**10773.00**	**15120.07**	**12942.15**	**12353.76**	**9583.65**	**9632.78**	**8718.70**	**8074.61**	**8513.29**	**2375.53**	**2375.53**	**2386.46**	**2176.27**	**2203.73**	**2392.97**	**2392.97**	**2403.51**	**2185.87**	**2204.17**	**2392.97**	**2392.97**	**2403.51**	**2185.87**	**2204.17**	**2390.90**	**1887.88**	**1458.07**	**1243.60**	**1402.74**	**1451.29**	**1451.29**	**1451.29**	**875.90**	**527.39**	**527.39**	**1340.02**	**1,77,110.65**
			FSI Free	**653.42**	**11751.24**	**9885.37**	**10352.72**	**9490.04**	**3244.04**	**3386.36**	**3400.47**	**1866.38**	**1768.14**	**1484.56**	**807.43**	**803.19**	**1104.31**	**817.44**	**817.44**	**808.56**	**805.14**	**820.52**	**820.52**	**820.52**	**810.51**	**805.14**	**820.52**	**820.52**	**820.52**	**810.51**	**805.14**	**820.52**	**648.13**	**484.40**	**474.39**	**478.55**	**484.40**	**484.40**	**484.40**	**314.49**	**170.68**	**170.68**	**170.68**	**76,586.39**

a) Area of the plot = 237860.23 m2
b) Net area of the plot = 212552.97 m2
c) Plinth Area = 20283.33 m2
d) Ground Coverage = 0.10 < 0.45
e) Total B.U.A. = 177110.65 m2
f) F.S.I. Consumed = 0.83 < 1.00

RAJARAM GUNDERAO RATHOD

Digitally signed by RAJARAM GUNDERAO RATHOD
DN: cn=RAJARAM GUNDERAO RATHOD, o=Personal, Reason: I am the author of this document
Date: 2023.08.24 21:51:49 IST

Executive Engineer & SPA
MIDC, Division No. -II
Mahape, Navi Mumbai



LAYOUT PLAN (Scale - 1:1000)

Triangle	Area
A-01	6,39
A-02	154,62
A-03	42,93
A-04	103,20
A-05	778,37
A-06	644,68
A-07	4762,67
A-08	1547,39
A-09	1389,25
A-10	5944,68
A-11	5771,28
A-12	3207,07
A-13	19878,39
A-14	8114,80
A-15	7367,43
A-16	5397,38
A-17	5306738
A-18	17356,53
A-19	2201,04
A-20	285,65
A-21	142,93
A-22	80,69
A-23	145,57
A-24	11222,24
A-25	107,68
A-26	53,97
A-27	108,97
A-28	1952,40
A-29	1645,23
A-30	317,17
A-31	987,27
A-32	595,46
A-33	584,15
A-34	462,23
A-35	486,28
A-36	81,27
A-37	1045,73
A-38	1214,80
A-39	484,04
A-40	685,64
A-41	16744,07
A-42	8728,59
A-43	262,90
A-44	2514,54
A-45	174,41
A-46	4295,53
A-47	76,47
A-48	51,02
A-49	69,26
A-50	69,22
A-51	208,04
A-52	464,20
A-53	78,93
A-54	1195,68
A-55	464,15
A-56	3596,31
A-57	334,77
A-58	144,74
A-59	3292,22
A-60	2862,89
A-61	52,29
A-62	36,35
A-63	78,78
A-64	15,80
A-65	271,55
A-66	250,87
A-67	3441,28
A-68	526,80
A-69	116,54
A-70	142,58
A-71	39,92
A-72	52,46
A-73	29,39
A-74	527,80
A-75	138,24
A-76	87,38
A-77	185,05
A-78	65,92
A-79	51,29
A-80	47,57
A-81	57,94
A-82	187,46
A-83	25,77
A-84	19,02
A-85	37,99
A-86	94,97
A-87	81,80
A-88	0,75
A-89	118,01
A-90	63,98
A-91	192,57
A-92	154,57
A-93	321,09
A-94	24,46
A-95	131,87
A-96	193,24
A-97	366,23
A-98	105,30
A-99	842,86
A-100	539,21
A-101	69,03
A-102	595,46
A-103	81,11
A-104	93,22
A-105	69,02
A-106	69,46
A-107	162,39
A-108	284,30
A-109	430,45
A-110	515,11
A-111	1845,25
A-112	510,19
Total (PLOT)	222000,23

R.G CALCULATIONS	
NAME	AREA
R.G1	6307,83
R.G2	5297,85
R.G3	3548,89
R.G4	788,52
R.G5	3612,56
R.G6	17049,25
R.G7	13765,73
Total RG Area	44783,23

BUILDING WISE FSI STATEMENT							
BUILDING	FSI AREA		BALC	PASS	STAIR	LIFT	TENE
	RESI	NON RESI					
A-4 (GB BL...)	0,00	0,00	0,00	0,00	0,00	13,68	0
Total	0,00	0,00	0,00	0,00	0,00	13,68	0

A	AREA STATEMENT	SQ.MTS.
	AREA OF SUBDIVIDED PLOTNo. GEN-2/1/D AS PER DEMARCATION	8,033.87
	AREA OF SUBDIVIDED PLOTNo. GEN-2/1/E AS PER DEMARCATION	2,14,920.11
	AREA OF SUBDIVIDED PLOTNo. GEN-2/1/F AS PER DEMARCATION	14,906.25
1	TOTAL AREA OF SUBDIVIDED PLOT NoS. GEN-2/1/D, GEN-2/1/E, GEN-2/1/F AS PER DEMARCATION AND AS PER DOCUMENT	2,37,860.23
2	DEDUCTIONS FOR	
a	PROPOSED ROAD AREA	--
b	PORTION RETAINED BY THE "OWNERS" AS PER DOCUMENT AS PER LETTER VIDE MIDC/ROM/HP/TTC/GENN 2/1A/2787 DATED 21.08.2017	15,268.25
c	ANY OTHER DEDUCTIONS	0.00
d	TOTAL (a+b+c)	15,268.25
3	NET AREA OF PLOT AFTER DEDUCTIONS (1-2d)	2,22,591.98
4	AREA FOR RG REQUIRED (@ 10% OF ITEM-3 ABOVE)	22,259.20
5	AREA FOR AMENITY REQUIRED (@ 5% OF ITEM-3 ABOV)	11,129.60
6	BUA PERMISSIBLE (0,90 FSI) (0,90 OF ITEM-3 ABOVE)	2,00,332.78
7	BUA PERMISSIBLE FOR IT / ITES USE AS PER IT POLICY (0.90 FSI) (2,22,591.98 Sq.Mt. X 90%)	2,00,332.78
8	GROUND COVERAGE PERMISSIBLE (@ 40% OF ITEM 3)	89036.79
9	BUA APPROVED IN BUILDING Nos. - 1, 2, 3, 5A, 6, 7 VISITOR CENTRE, 9, 10, 11,12,14,15	1,77,110.58
10	GROUND COVERAGE PROPOSED IN IT BUILDING Nos. - 1, 2, 3, 5A, 6, 7, 9, 10,11,12,14,15, VISITOR CENTRE	23,638.72
11	GROUND COVERAGE PROPOSED IN GI SUBSTATION	1495.86
12	AREA FOR RG PROVIDED	--
a	AREA FOR RG PROVIDED ON MOTHER EARTH	30102.79
b	AREA FOR RG PROVIDED ON PODIUM & BASEMENT TOP	14507.10
	TOTAL AREA FOR RG PROVIDED (a+ b)	44,609.89
13	AREA FOR AMENITY PROVIDED	14,352.21
14	TOTAL EXISTING BUILT UP AREA (BLDG NO. 1, 2, 3, 5A, 6, 7, VISITOR CENTER, BLDG 9,10,11,12,14,15, AND PART AMENDMENT (B1, B2, B3)	1,77,110.58
15	TOTAL NEW PROPOSED GI SUBSTATION (FREE OF FSI = 2,583.01)	0.00
16	BALANCE BUILT UP AREA	23,222.20

FSI DETAILS									
2 - INDEX	BASIC FSI	PREMIUM FSI	TOTAL IN -CENTUTOR	INCENTIVE FSI FOR GREEN BUILDING IF APPLICABLE	RESIANCE-LARY AREA	NON RESIANCE-LARY AREA	TOTAL	INCLUSIVE HOUSING (25%) IF APPLICABLE	DRAWING VALUE
2,1 - PERMISSIBLE INDEX	1,00	2,00	0,00	0,00	0,00	0,00	3,00	0,00	0,00
2,2 - EXISTING CONSUMED INDEX	0,79	0,20	0,00	0,00	0,00	0,00	0,79	0,00	0,00
2,3 - BALANCE INDEX TO BE CONSUME	0,21	2,00	0,00	0,00	0,00	0,00	2,21	0,00	0,00
2,4 - TOTAL PERMISSIBLE PLINE AREA	223850,72	670720,46	0,00	447010,74	0,00	0,00	669274,18	447010,74	0,00
2,5 - PROPOSED PLINE AREA (SHOULD NOT EXCEED 2,4)	223813,03	0,00	223813,03	0,00	0,00	0,00	223813,03	0,00	0,00
2,6 - INDEX CONSUMED	0,00	0,00	0,12	0,00	0,00	0,00	0,00	0,00	0,00

Triangulation (Scale - 1:2000)

CAR PARKING STATEMENT		
VISITOR CENTRE		
SR. NO	DESCRIPTION	NOS
1	PARKING REQUIREMENT 1 CAR PER 100 SQ.M OF OFFICE BUA (474.12/100)	5
2	ADDITIONAL VISITOR'S PARKING (10% OF REQUIRED PARKING)	1
3	TOTAL CAR PARKING REQUIREMENT	6
4	TOTAL CAR PARKING PROPOSED	6

BUILDING 1 - CAR
BUILDING 2 - CAR
BUILDING 3 - CAR
TOTAL CARS 226 +312 = 538

Parking provided inside building (B1, B2, B3)= 813 cars

Open provided (for B1, B2, B3, Visitor Center & Glass box)= 538 cars

PARKING STATEMENT TOWER - 1			
CAT/TENAMENT	NO. OF TENMS	PER FLAT	PARKING REQD
BELOW 45	--	1/4 TENMS	--
45 TO 60	--	1/2 TENMS	--
60 TO 100	134 NOS	1/1 TENMS	134 NOS
ABOVE 100	60 NOS	2/1 TENMS	120 NOS
TOTAL	194 NOS		254 NOS
ADD 10% VISITOR'S PARKING			26 NOS
TOTAL RESIDENTIAL PARKING REQUIRED			280 NOS.
TOTAL CAR PARKING PROPOSED			280 NOS.

PARKING STATEMENT TOWER - 3			
CAT/TENAMENT	NO. OF TENMS	PER FLAT	PARKING REQD
BELOW 45	--	1/4 TENMS	--
45 TO 60	126 NOS	1/2 TENMS	63 NOS
60 TO 100	138 NOS	1/1 TENMS	138 NOS
ABOVE 100	-	2/1 TENMS	-
TOTAL	264 NOS		201 NOS
ADD 10% VISITOR'S CAR PARKING & TWO WHEELER			21 NOS
TOTAL RESIDENTIAL PARKING REQUIRED			222 NOS.
TOTAL CAR PARKING PROPOSED			201 NOS.

PARKING STATEMENT TOWER - 2			
CAT/TENAMENT	NO. OF TENMS	PER FLAT	PARKING REQD
BELOW 45	--	1/4 TENMS	--
45 TO 60	99 NOS	1/2 TENMS	50 NOS
60 TO 100	109 NOS	1/1 TENMS	109 NOS
ABOVE 100	-	2/1 TENMS	-
TOTAL	208 NOS		159 NOS
ADD 10% VISITOR'S CAR PARKING & TWO WHEELER			16 NOS
TOTAL RESIDENTIAL PARKING REQUIRED			175 NOS.
TOTAL CAR PARKING PROPOSED			229 NOS.

PARKING STATEMENT TOWER - 10			
CAT/TENAMENT	NO. OF TENMS	PER FLAT	PARKING REQD
BELOW 45	--	1/4 TENMS	--
45 TO 60	2 NOS	1/2 TENMS	1 NOS
60 TO 100	136 NOS	1/1 TENMS	136 NOS
ABOVE 100	69 NOS	2/1 TENMS	120 NOS
TOTAL	198 NOS		257 NOS
ADD 10% VISITOR'S CAR PARKING & TWO WHEELER			26 NOS
TOTAL RESIDENTIAL PARKING REQUIRED			283 NOS.
TOTAL CAR PARKING PROPOSED			285 NOS.

PARKING STATEMENT TOWER - 11			
CAT/TENAMENT	NO. OF TENMS	PER FLAT	PARKING REQD
BELOW 45	--	1/4 TENMS	--
45 TO 60	--	1/2 TENMS	--
60 TO 100	106 NOS	1/1 TENMS	106 NOS
ABOVE 100	47 NOS	2/1 TENMS	94 NOS
TOTAL	153 NOS		200 NOS
ADD 10% VISITOR'S PARKING			20 NOS
TOTAL RESIDENTIAL PARKING REQUIRED			220 NOS.
TOTAL CAR PARKING PROPOSED			220 NOS.

PARKING STATEMENT		
DATA CENTER BLDG NO 5A		
CAR PARKING STATEMENT		
SR. NO	DESCRIPTION	NOS
1	PARKING REQUIREMENT 1 CAR PER 200 SQ.M OF FSI AREA (30,97/0,597/200)	165
2	ADDITIONAL VISITOR'S PARKING (10% OF REQUIRED PARKING)	16
3	TOTAL CAR PARKING REQUIREMENT BLOCK B5-A	181
4	CAR PARKING REQUIREMENT FOR BLOCK B5-B	181
5	TOTAL CAR PARKING REQUIRED IN PHASE 2	362
6	TOTAL CAR PARKING PROPOSED	362

CAR PARKING STATEMENT		
BLDG NO 3		
SR. NO	DESCRIPTION	NOS
1	PARKING REQUIREMENT 1 CAR PER 50 SQ.M OF OFFICE BUA (26065,54 + 26,091/100)	529
2	ADDITIONAL VISITOR'S PARKING (10% OF REQUIRED PARKING)	53
3	TOTAL CAR PARKING REQUIREMENT	582
4	TOTAL CAR PARKING PROPOSED	584

NOTE : BUA REDUCED, HENCE NO ADDITIONAL PARKING PROPOSED.

CAR PARKING STATEMENT		
BLDG NO 2		
SR. NO	DESCRIPTION	NOS
1	PARKING REQUIREMENT 1 CAR PER 100 SQ.M OF OFFICE BUA (13685,54 + 26,091/100)	137
2	ADDITIONAL VISITOR'S PARKING (10% OF REQUIRED PARKING)	14
3	PARKING REQUIREMENT 1 CAR PER 100 SQ.M OF OFFICE BUA (4,91/100)	1
4	ADDITIONAL VISITOR'S PARKING (10% OF REQUIRED PARKING)	1
	TOTAL CAR PARKING REQUIREMENT	153
	TOTAL CAR PARKING PROPOSED	153

CAR PARKING STATEMENT		
BLDG NO 1		
SR. NO	DESCRIPTION	NOS
1	PARKING REQUIREMENT 1 CAR PER 50 SQ.M OF OFFICE AREA (24914,04/50)	498
2	ADDITIONAL VISITOR'S PARKING (10% OF REQUIRED PARKING)	50
3	PARKING REQUIREMENT 1 CAR PER 100 SQ.M OF ADDITIONAL OFFICE AREA (247,10/100)	3
4	ADDITIONAL VISITOR'S PARKING (10% OF REQUIRED PARKING)	1
5	PARKING REQUIREMENT 1 CAR PER 100 SQ.M OF ADDITIONAL OFFICE AREA (60,17/100)	1
6	ADDITIONAL VISITOR'S PARKING (10% OF REQUIRED PARKING)	1
7	TOTAL CAR PARKING REQUIREMENT	554
8	TOTAL CAR PARKING PROPOSED	554

CAR PARKING STATEMENT		
GLASS BOX		
SR. NO	DESCRIPTION	NOS
1	PARKING REQUIREMENT 1 CAR PER 100 SQ.M OF OFFICE BUA (150/30/100)	2
2	ADDITIONAL VISITOR'S PARKING (10% OF REQUIRED PARKING)	1
3	TOTAL CAR PARKING REQUIREMENT	3
4	TOTAL CAR PARKING PROPOSED	3

2 WHEELER PARKING FOR COMMERCIAL AREA		
BLDG	2W PARKING AS PER RULE	2W PARKING PROVIDED
B1	50	50
B2	14	14
B3	53	53
B5A/B(C)	16	16
B7	0	0
GLASS BOX	1	1
VISITOR MMTD CENTRE	1	1
TOTAL FOR	135	135

SUMMARY TABLE	
TOTAL RESIDENTIAL PARKING REQUIRED TOWER 1	280 NOS.
TOTAL RESIDENTIAL PARKING REQUIRED TOWER 2	175 NOS.
TOTAL RESIDENTIAL PARKING REQUIRED TOWER 3	222 NOS.
TOTAL RESIDENTIAL PARKING REQUIRED TOWER 10	283 NOS.
TOTAL RESIDENTIAL PARKING REQUIRED TOWER 11	220 NOS.
TOTAL RESIDENTIAL PARKING REQUIRED FOR ALL TOWERS	1,180 NOS.
PARKING PROVIED FOR TOWER 1,2,3,10 & 11 IN PODIUM	1215 NOS.
OPEN VISITOR CAR PARKING PROVIDED FOR ALL TOWERS	123 NOS.
PARKING PROVIED FOR TOWER 1,2,3,10 & 11	1,338 NOS.
VISITOR CAR PARKING & TWO WHEELER PARKING	109 NOS.

PROJECT TYPE - Building Development

SEAL OF APPROVAL

RAJARAM GUNDERA O RATHOD
Digitally signed by RAJARAM GUNDERAO RATHOD
DN: cn=RAJARAM GUNDERAO RATHOD, o=, ou=Personal, email=, c=IN
Reason: I am the author of this document
Location:
Date: 2022.10.28 21:02:43 00

PROJECT INFORMATION	
CASE TYPE	Addition or Extension
LOCATION	Non-Congested Area
PLOT USE	Industrial Buildings
PLOT SUB USE	IITT

AREA STATEMENT	SQ.M.
1. AREA OF PLOT (Minimum area of a, b, c to be considered excluding NP)	237860,23
(a) As per ownership document (7/12, CTS extract)	0,00
(b) as per measurement sheet	237860,23
(c) as per site	0,00
2. DEDUCTIONS FOR -	
(a) Proposed D.P. / D.P. R/W Area/Service Road /Highway	0,00
(b) Any D.P. Reservation area (Total(a+b))	0,00
3. BALANCE PLOT AREA (1 - 2)	237860,23
4. AMENITY SPACE (if any/details)	
(a) Required -	11860,01
(b) Adjustment of 20% if any -	593,00
(c) Reserve Proposed -	14369,22
5. NET PLOT AREA (3-4(c))	223553,72
6. RECREATIONAL OPEN SPACE (if applicable)	
(a) Required -	22788,22
(b) Proposed -	44782,23
7. INTERNAL ROAD AREA	000,00
8. PLOT(NET) AREA (if applicable)	000,00
9. BUILT-UP AREA WITH REF. TO BASE FSI AS PER FRONT ROAD WIDTH (60+0,2 x Base FSI)	223553,72
10. ADDITION OF FSI ON PAYMENT OF PREMIUM	
(a)Maximum permissible premium FSI - based on road width (150) Zone -	670720,46
(b) Proposed FSI on payment of premium	0,00
11. TIGHT-U AND TDR LOADING	
(a)Extra area against DP- road (2,0 x Sr. No. 2 (a)) if any	0,00
(b) Extra area against Amenity Space if handed over (1,00 x Sr. No. 4 (a and (b))	000,00
12.TDR area	0,00
(c) Total (+a+b) - TDR loading proposed (11 (a+(b+(c))	29913,03
12. ADDITIONAL FSI AREA UNDER CHAPTER No. 7	
13. TOTAL ENTITLEMENT OF FSI	
(a) (9 + 10(c)+11(c) or 12 whichever is applicable	699274,18
(b) Ancillary FSI (with 60%+40% with payment of charges)	0,00
(c) Total entitlement (a+b)	699274,18
14. MAXIMUM UTILIZATION LIMIT OF F.S.I (Building Potential) Permissible As Per Road Width ((Req. No. 6,1 x 0,2 or 0,2 or 0,4 as applicable)+(1,0 or 1,0))	699274,18
15. TOTAL BUILT-UP AREA IN PROPOSAL (including area of note 17b)	
(a) Demolished Area	24445,27
(b) Existing Built-up Area	177110,58
(c) Proposed Built-up Area (as per Plans)	0,00
(d) Total (b+c)	177110,58
16. FSI CONSUMED (15/13) (should not be more than serial No.14 above)	0,79
17. AREA FOR INCLUSIVE HOUSING, if any	
(a) Required 25% of S.No.2)	000,00
(b) Proposed	000,00

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REF., WAS SURVEYED BY ME & THE DIMENSIONS OF THE ABOVE, ETC. STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENT OF CITY SURVEY / TP RECORDS.

LEGEND

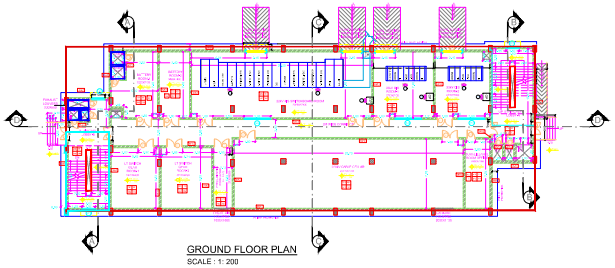
PLOT BOUNDARY SHOWN THICK BLACK
PROPOSED WORK SHOWN RED FILLED IN
DRAINAGE LINE SHOWN RED DOTTED
WATER LINE SHOWN BLUE DOTTED
EXISTING TO BE RETAINED HATCHED
DEMOLITION SHOWN HATCHED YELLOW

OWNERS NAME & SIGN: Newtound Properties and Leasing Pvt Ltd NARAYANAN CHITADE

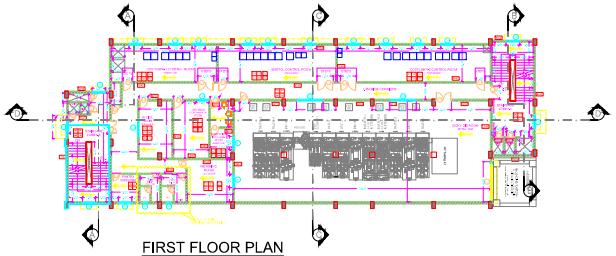
ARCH. NAME, SIGN & ADD

PROJECT INFORMATION	
PLOT NO	: Gen2/1D, Gen2/1E, Gen2/1F
USE	: Industrial Buildings
SUBUSE	: IITT
NODE	: CTS/OS
SECTOR NO	
PLOT ADDRESS	: CTS/OS, Block No., Plot No.Gen 2/1D,Gen2/1E, Gen2/1F , Road/Strg wt

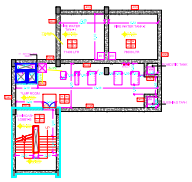
PERMIT NO	
AWARD NO	SWC/14/0212/02 2020/0029/05
KEY NO	5668
SCALE	1:100
DATE	16-11-2023
SHEET NO	1 / 2



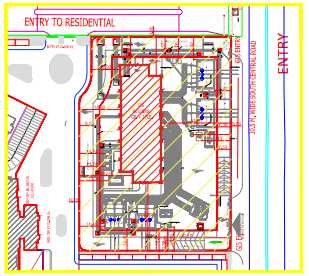
GROUND FLOOR PLAN
SCALE : 1: 200



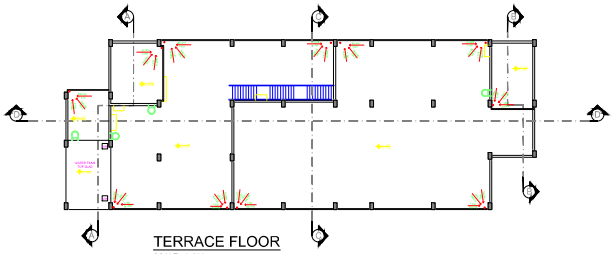
FIRST FLOOR PLAN
SCALE : 1: 200



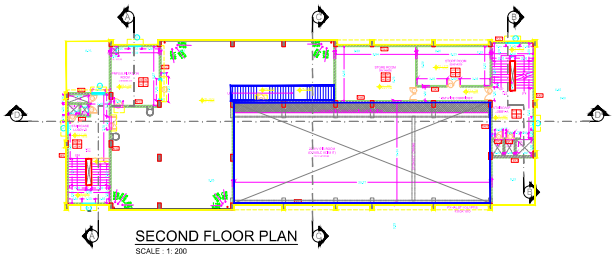
BASEMENT FLOOR
scale-1:200



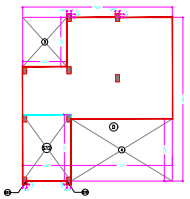
KEY PLAN



TERRACE FLOOR
SCALE : 1: 200



SECOND FLOOR PLAN
SCALE : 1: 200



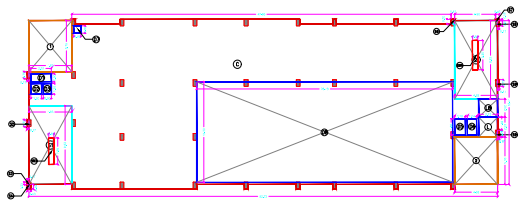
BASEMENT FLOOR AREA DIAGRAM AND CALCULATIONS
SCALE : 1: 200

BUILT UP AREA CALCULATION

BASEMENT FLOOR					
B	52.72	x 18.41 x 1ND	=	970.57 SQ.MT.	
S1G	0.45	x 0.38 x 2ND	=	0.34 SQ.MT.	
TOTAL ADDITION			=	310.73 SQ.MT.	X
DEDUCTIONS					
3 .	6.00	x 5.66 x 1ND	=	27.76 SQ.MT.	
4 .	11.41	x 7.00 x 1ND	=	79.87 SQ.MT.	
TOTAL DEDUCTION			=	107.63 SQ.MT.	Y1
TOTAL BUILT UP AREA [X – Y1]			=	203.11 SQ.MT.	X1

STAIRCASE, LIFT & LOBBY AREA

S1G.	0.45 x 0.38 x 2ND	=	0.34 SQ.MT.	
S1L.	5.45 x 7.45 x 1ND	=	40.60 SQ.MT.	
TOTAL ADDITION		=	40.94 SQ.MT.	



SECOND FLOOR AREA DIAGRAM AND CALCULATIONS
SCALE : 1: 200

BUILT UP AREA CALCULATION

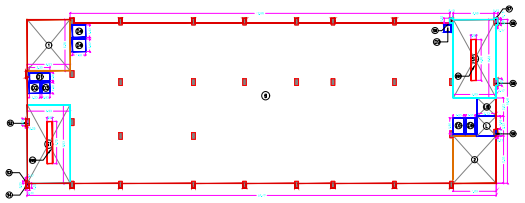
SECOND FLOOR					
C	52.72	x 18.41 x 1ND	=	970.57 SQ.MT.	
TOTAL ADDITION			=	970.57 SQ.MT.	X
DEDUCTIONS					
1 .	4.83	x 5.75 x 1ND	=	27.77 SQ.MT.	
2 .	4.83	x 5.33 x 1ND	=	25.74 SQ.MT.	
D1.	2.30	x 0.90 x 1ND	=	2.07 SQ.MT.	
D2.	1.20	x 1.20 x 1ND	=	1.44 SQ.MT.	
D3.	0.90	x 1.20 x 1ND	=	1.08 SQ.MT.	
D5.	1.20	x 1.80 x 1ND	=	2.16 SQ.MT.	
D6.	1.04	x 1.80 x 1ND	=	1.87 SQ.MT.	
D7.	0.80	x 0.80 x 1ND	=	0.64 SQ.MT.	
D8.	28.78	x 11.30 x 1ND	=	325.21 SQ.MT.	
SW3.	0.60	x 2.95 x 1ND	=	1.79 SQ.MT.	
SW4.	0.60	x 3.30 x 1ND	=	1.98 SQ.MT.	
TOTAL DEDUCTION			=	394.79 SQ.MT.	Y1
TOTAL BUILT UP AREA [X – Y1]			=	583.80 SQ.MT.	X1

STAIRCASE, LIFT & LOBBY AREA

L .	2.13 x 2.23 x 1ND	=	4.76 SQ.MT.	
LB.	2.13 x 2.02 x 1ND	=	4.30 SQ.MT.	
S1.	4.83 x 8.83 x 1ND	=	42.65 SQ.MT.	
S2.	0.17 x 0.75 x 1ND	=	0.13 SQ.MT.	
S3.	0.17 x 0.24 x 1ND	=	0.04 SQ.MT.	
S4.	0.40 x 0.52 x 1ND	=	0.21 SQ.MT.	
S5.	4.83 x 8.83 x 1ND	=	42.65 SQ.MT.	
S6.	0.40 x 0.52 x 1ND	=	0.21 SQ.MT.	
S7.	0.40 x 0.15 x 1ND	=	0.06 SQ.MT.	
S8.	0.17 x 0.60 x 1ND	=	0.10 SQ.MT.	
S9.	0.17 x 0.75 x 2ND	=	0.25 SQ.MT.	
TOTAL ADDITION		=	95.33 SQ.MT.	ST1
DEDUCTIONS				
SW2.	0.60 x 4.40 x 2ND	=	5.82 SQ.MT.	
TOTAL DEDUCTION		=	5.82 SQ.MT.	SD1
TOTAL BUILT UP AREA [ST1 – SD1]		=	89.71 SQ.MT.	ST01

DEDUCTIONS

SW3.	0.60 x 2.95 x 1ND	=	1.79 SQ.MT.	
SW4.	0.60 x 3.30 x 1ND	=	1.98 SQ.MT.	
TOTAL DEDUCTION		=	3.77 SQ.MT.	SD3
TOTAL BUILT UP AREA [ST3 – SW3]		=	91.46 SQ.MT.	ST03



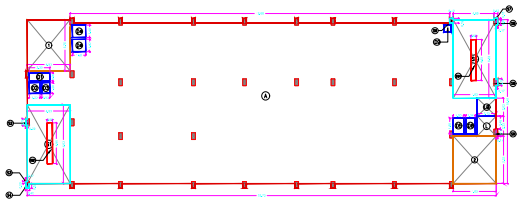
FIRST FLOOR AREA DIAGRAM AND CALCULATIONS
SCALE : 1: 200

BUILT UP AREA CALCULATION

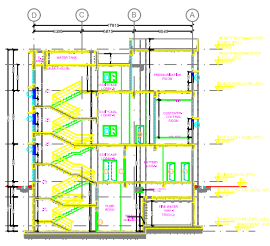
FIRST FLOOR					
B	52.72	x 18.41 x 1ND	=	970.57 SQ.MT.	
TOTAL ADDITION			=	970.57 SQ.MT.	X
DEDUCTIONS					
1 .	4.83	x 5.75 x 1ND	=	27.77 SQ.MT.	
2 .	4.83	x 5.33 x 1ND	=	25.74 SQ.MT.	
D1.	2.30	x 0.90 x 1ND	=	2.07 SQ.MT.	
D2.	1.20	x 1.20 x 1ND	=	1.44 SQ.MT.	
D3.	0.90	x 1.20 x 1ND	=	1.08 SQ.MT.	
D4.	1.50	x 1.40 x 2ND	=	4.20 SQ.MT.	
D5.	1.20	x 1.80 x 1ND	=	2.16 SQ.MT.	
D6.	1.04	x 1.80 x 1ND	=	1.87 SQ.MT.	
D8.	0.80	x 0.80 x 1ND	=	0.64 SQ.MT.	
SW2.	0.60	x 4.73 x 1ND	=	2.84 SQ.MT.	
SW1.	0.60	x 4.60 x 1ND	=	2.76 SQ.MT.	
TOTAL DEDUCTION			=	72.57 SQ.MT.	Y1
TOTAL BUILT UP AREA [X – Y1]			=	898.00 SQ.MT.	X1

STAIRCASE, LIFT & LOBBY AREA

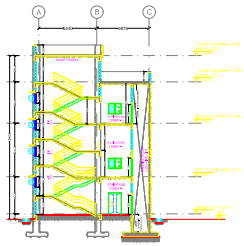
L .	2.13 x 2.23 x 1ND	=	4.76 SQ.MT.	
LB.	2.13 x 2.02 x 1ND	=	4.30 SQ.MT.	
S1.	4.83 x 8.83 x 1ND	=	42.65 SQ.MT.	
S2.	0.17 x 0.75 x 1ND	=	0.13 SQ.MT.	
S3.	0.17 x 0.24 x 1ND	=	0.04 SQ.MT.	
S4.	0.40 x 0.52 x 1ND	=	0.21 SQ.MT.	
S5.	4.83 x 8.83 x 1ND	=	42.65 SQ.MT.	
S6.	0.40 x 0.52 x 1ND	=	0.21 SQ.MT.	
S7.	0.40 x 0.15 x 1ND	=	0.06 SQ.MT.	
S8.	0.17 x 0.60 x 1ND	=	0.10 SQ.MT.	
S9.	0.17 x 0.75 x 2ND	=	0.25 SQ.MT.	
TOTAL ADDITION		=	95.33 SQ.MT.	ST2
DEDUCTIONS				
SW2.	0.60 x 4.73 x 1ND	=	2.84 SQ.MT.	
SW1.	0.60 x 4.60 x 1ND	=	2.76 SQ.MT.	
TOTAL DEDUCTION		=	5.60 SQ.MT.	SD2
TOTAL BUILT UP AREA [ST2 – SD2]		=	89.63 SQ.MT.	ST02



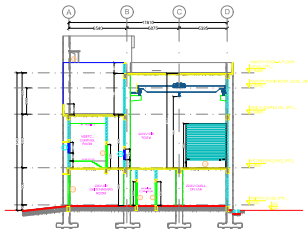
GROUND FLOOR AREA DIAGRAM AND CALCULATIONS
SCALE : 1: 200



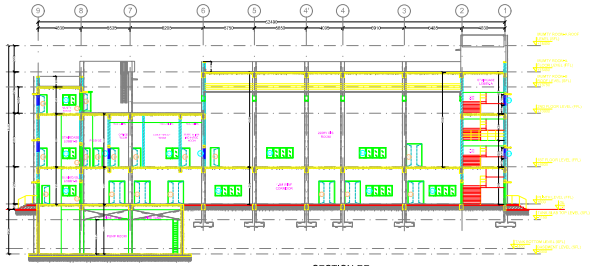
SECTION-AA
scale-1:200



SECTION-BB
scale-1:200



SECTION-CC
scale-1:200



SECTION-DD
scale-1:200

BUILT UP AREA CALCULATION

GROUND FLOOR					
A	52.72	x 18.41 x 1ND	=	970.57 SQ.MT.	
TOTAL ADDITION			=	970.57 SQ.MT.	X
DEDUCTIONS					
1 .	4.83	x 5.75 x 1ND	=	27.77 SQ.MT.	
2 .	4.83	x 5.33 x 1ND	=	25.74 SQ.MT.	
D1.	2.30	x 0.90 x 1ND	=	2.07 SQ.MT.	
D2.	1.20	x 1.20 x 1ND	=	1.44 SQ.MT.	
D3.	0.90	x 1.20 x 1ND	=	1.08 SQ.MT.	
D4.	1.50	x 1.40 x 2ND	=	4.20 SQ.MT.	
D5.	1.20	x 1.80 x 1ND	=	2.16 SQ.MT.	
D6.	1.04	x 1.80 x 1ND	=	1.87 SQ.MT.	
D8.	5.80	x 0.80 x 1ND	=	4.64 SQ.MT.	
SW1.	0.60	x 4.60 x 2ND	=	5.52 SQ.MT.	
TOTAL DEDUCTION			=	72.49 SQ.MT.	Y1
TOTAL BUILT UP AREA [X – Y1]			=	898.08 SQ.MT.	X1

STAIRCASE, LIFT & LOBBY AREA

L .	2.13 x 2.23 x 1ND	=	4.76 SQ.MT.	
LB.	2.13 x 2.02 x 1ND	=	4.30 SQ.MT.	
S1.	4.83 x 8.83 x 1ND	=	42.65 SQ.MT.	
S2.	0.17 x 0.75 x 1ND	=	0.13 SQ.MT.	
S3.	0.17 x 0.24 x 1ND	=	0.04 SQ.MT.	
S4.	0.40 x 0.52 x 1ND	=	0.21 SQ.MT.	
S5.	4.83 x 8.83 x 1ND	=	42.65 SQ.MT.	
S6.	0.40 x 0.52 x 1ND	=	0.21 SQ.MT.	
S7.	0.40 x 0.15 x 1ND	=	0.06 SQ.MT.	
S8.	0.17 x 0.60 x 1ND	=	0.10 SQ.MT.	
S9.	0.17 x 0.75 x 2ND	=	0.25 SQ.MT.	
TOTAL ADDITION		=	95.33 SQ.MT.	ST1
DEDUCTIONS				
SW1.	0.60 x 4.60 x 2ND	=	5.52 SQ.MT.	
TOTAL DEDUCTION		=	5.52 SQ.MT.	SD1
TOTAL BUILT UP AREA [ST1 – SD1]		=	89.71 SQ.MT.	ST01

GROUND FLOOR COVERAGE AREA = 1495.98
(INCLUDING CALCULATION U/G TANK, TRAFO.– 1, TRAFO.– 2, TRAFO.– 3, TRAFO.– 4, BOT FOR 25MVA TR – 1 & 2 & BOT FOR 25MVA TR–3 & 4, PROPOSED MONOPOLE TOWER)

FLOOR WISE FSI STATEMENT: A (GIS BUILDING)

BUILDING	FSI AREA		BALC	PASS	STAIR	LIFT	TENE
	RESI	NON RESI					
TERRACE FLOOR	0,00	0,00	0,00	0,00	0,00	3,42	0
SECOND FLOOR	0,00	0,00	0,00	0,00	0,00	3,42	0
FIRST FLOOR	0,00	0,00	0,00	0,00	0,00	3,42	0
GROUND FLOOR	0,00	0,00	0,00	0,00	0,00	3,42	0
BASEMENT FLOOR	0,00	0,00	0,00	0,00	0,00	0,00	0
Total	0,00	0,00	0,00	0,00	0,00	13,68	0

AREA STATEMENT FOR GIS BUILDING (FREE OF FSI)

FLOOR	TOTAL B/U AREA
BASEMENT FLOOR	203.11
GROUND FLOOR	898.08
1ST FLOOR	898.00
2ND FLOOR	583.82
TERRACE FLOOR	———
TOTAL AREA	**2,583.01**

AREA SUMMARY FOR GIS STAIRCASE (FREE OF FSI)

FLOOR	STAIRCASE, LIFT & LOBBY AREA
BASEMENT FLOOR	40.94
GROUND FLOOR	89.71
1ST FLOOR	89.63
2ND FLOOR	91.46
TERRACE FLOOR	———
TOTAL AREA	**311.74**

PROJECT TYPE - Building Development

SEAL OF APPROVAL

RAJARAM GUNDERA O RATHOD
Digitally signed by RAJARAM GUNDERAO RATHOD
DN: cn=RAJARAM GUNDERAO RATHOD, o=Personal, Reason: I am the author of this document, Location:
Date: 2023.12.28 21:03:09 IST

BUILDING: A (GIS BUIL...)

OWNERS NAME & SIGN ARCH.NAME,SIGN & ADD
Newfound Properties and Leis HARIKRISHNAN NARAYANAN CHITADE

PROJECT INFORMATION

PLOT NO	Gen27/D,Gen27/E,Gen27/F
USE	Industrial Buildings
SUBUSE	ITT
NODE	CITICS
SECTOR NO	
PLOT ADDRESS	CITICS(Block No: , Plot No:Gen 27/D,Gen27/E,Gen27/F,RoadSize

PERMIT NO :
INWARD NO : SWC/HAZ/12022/335263/309220
KEY NO : 5658
SCALE : 1:100
DATE : 16-11-2023
SHEET NO(S) : 2

ISO_expand_A0_(841.00_x_1189.00_MM)

ANNEXURE VI

सत्यमेव जयते

महाराष्ट्र शासन

महसूल व वन विभाग

जिल्हाधिकारी तथा जिल्हा दंडाधिकारी कार्यालय, ठाणे

पत्ता : Collector Office Thane, Court Naka,Thane West, Thane, Maharashtra 400601

ई-मेल आयडी : Collectorofficethane@gmail.com

दूरध्वनी क्र. :

दि. : **19-05-2026**

आदेश: Retigat/GauKha/T-2/Thane/SR-108/2026-27

संदर्भ:

1. महाराष्ट्र गौण खनिज उत्खनन व (विकास विनियमन) नियम, 2013,
2. जिल्हास्तरीय समितीची बैठक, दिनांक **06-05-2026**
3. स्थळ पाहणी अहवाल, दि. **28-04-2026**
4. श्री/श्रीमती **NEW FOUND PROPERTIES AND LEASING PRIVATE LIMITED**, रा. **Thane, Maharashtra, India** यांचा महाखनिज प्रणाली वरील अर्ज क्र. **MK/TPPA/20260416-172** दि. **16-04-2026** चा अर्ज ,

अल्प / तात्पुरता मुदतीचा गौण खनिज उत्खनन परवाना आदेश :-

ज्याअर्थी , श्री/श्रीमती **NEW FOUND PROPERTIES AND LEASING PRIVATE LIMITED**, पत्ता **Thane, Maharashtra, India** यांनी महाखनिज प्रणालीवर दि. **16-04-2026** रोजी अर्ज क्र. **MK/TPPA/20260416-172** अन्वये गौण खनिज उत्खनन व वाहतूकीस परवानगी मिळण्यासाठी अर्ज दाखल केला आहे.

अभिलेखानुसार जमीनमालकाचे नाव MIDC

तालुका	गावाचे नाव	स.नं/ ग. नं.	उत्खननाचे क्षेत्र (हे.आर)	गौण खनिज प्रकार	गौण खनिज परिमाण (ब्रास)
Thane	Thane	Gen/2/1D,Gen/2/1E,Gen/2/1F	2.38	Stone,Murum,Soil	10000

आणि ज्याअर्थी, महाराष्ट्र गौण खनिज उत्खनन (विकास व विनियमन) नियम, 2013 अन्वये उक्त क्षेत्र जिल्हा खनिज योजने मध्ये समाविष्ट करण्यात आले आहे.

आणि ज्याअर्थी, श्री/श्रीमती **NEW FOUND PROPERTIES AND LEASING PRIVATE LIMITED** यांनी अर्जदाराचे क्षेत्र आहे/उत्खनन करण्यास संमती दिली आहे.

आणि ज्याअर्थी, श्री/श्रीमती **NEW FOUND PROPERTIES AND LEASING PRIVATE LIMITED** यांनी उपरोक्त नमुद जागेत **10000** ब्रास **Stone,Murum,Soil** या गौण खनिजाचे उत्खनन व वाहतुकी करिता निश्चित केलेल्या दरा प्रमाणे स्वामित्वधन व इतर शासकीय फी/ रकमा त्यांनी/अर्जदार यांनी पुढील प्रमाणे शासन जमा केली आहे.

अ.क्र.	तपशिल	रक्कम (रू.)	धनादेश क्र./चलन क्र	भरणा दिनांक
1	**अर्ज फी**	5020	MH000933663202627U	16-04-2026
2	**स्वामित्वधन(10000 ब्रास X 600 प्रति ब्रास) + भूपृष्ठ भाडे**	6038913.00	MH002760266202627P	18-05-2026
3	**जिल्हा खनिज प्रतिष्ठान निधी (स्वामित्वधनाच्या 10%)**	600000.00	DM No. - 436334	18-05-2026
4	**वाहतूक पासेस / SI Charges with tax**	165200.00	DM No. - 436334	18-05-2026
5	**TDS (स्वामित्वधनाच्या 2%)**	**120000**	**150**	**18-05-2026**
एकूण रक्कम		6929133.00		

त्याअर्थी, मी श्री/श्रीमती **Dr Shrikrishna Panchal , Collector Thane** महाराष्ट्र गौणखनिज उत्खनन (विकास व विनियमन) नियम, २०१३ मधील नियम ५९ अन्वये मला प्रदान करण्यात आलेल्या अधिकाराचा वापर करून या आदेशाद्वारे अर्जदार श्री/श्रीमती **NEW FOUND PROPERTIES AND LEASING PRIVATE LIMITED**, पत्ता **Thane, Maharashtra, India** यांना मौजे **Thane**, तालुका **Thane**, जिल्हा **Thane** येथील स.न./ ग.न. **Gen/2/1D,Gen/2/1E,Gen/2/1F** या मधील 2.38 हे.आर क्षेत्रावर **10000 ब्रास Stone,Murum,Soil** या गौण खनिज्याच्या उत्खननाची परवानगी महाराष्ट्र गौण खनिज उत्खनन (विकास व विनियमन) नियम, २०१३ मधील ६६ व ६७ मधील अटी व शर्ती तसेच सोबतच्या विवरणपत्र "अ" व "ब" मध्ये नमूद केलेल्या अटी व शर्तींना अधिन राहून मंजूर करण्यात येत आहे.

त्याचप्रमाणे सदर आदेशाची मुदत दि. 19-05-2026 ते दि. 18-03-2027 अथवा 10000 ब्रास Stone,Murum,Soil या गौण खनिजाच्या उत्खनन या पैकी जे अगोदर होईल त्यामुदती पर्यंत वैध राहील.

Dr Shrikrishna Panchal
Collector, Thane

प्रति:

1. **उपविभागीय अधिकारी Thane** यांना माहितीस्तव व आवश्यक त्या कार्यवाहिस्तव.
2. **तहसिलदार Thane** यांना माहितीस्तव व आवश्यक त्या कार्यवाहिस्तव.
3. परवानाधारक श्री/श्रीमती **NEW FOUND PROPERTIES AND LEASING PRIVATE LIMITED** यांना अनुपालनास्तव.

विवरणपत्र - "अ"

1. ज्यासाठी परवाना देण्यात आला असेल त्या व्यतिरिक्त कोणतेही गौणखनिज किंवा मुख्य गौणखनिज खाणकाम करतांना आढळुन आल्यानंतर एक आठवडयाच्या कालावधीत सक्षम अधिकाऱ्याला कळविण्यात येईल.
2. वाळू/रेती लिलावधारकाने/परवानाधारकाने पावतीवर नमुद परिमाणापेक्षा अधिक परिमाणाची गौणखनिज वाहतूककरत असल्याचे आढळुन आल्यास त्या वाहनातील संपूर्ण गौणखनिज अवैध आहे. असे समजून त्यावर नियमानुसार दंडात्मक कारवाई करण्यात येईल व त्यासोबत तसेच क्षमतेपेक्षा जास्त वाहतूकीबाबत मोटार वाहन कायदयानुसार कारवाई करण्यात येईल. दंडनीय कारवाई सोबत जप्त गौणखनिजाचा लिलाव करण्यात येईल.
3. प्रत्येक आठवडयास (दर सोमवारी) खनिज वाहतुकीचा अहवाल तलाठी / तहसील कार्यालयास बिनचूक पाठविणेचा आहे
4. खाणकाम सुर्योदयापासून ते सुर्यास्तापर्यंत करणेचे आहे. ठरवून दिलेल्या वेळेपूर्वी अथवा वेळेनंतर खाणकाम केलेचे आढळुन आलेस संबधीतावर नियम 79 नुसार कारवाई केली जाईल.
5. परवाना धारकाने नागरी सुरक्षीततेची संपुर्ण खबरदारी घ्यावयाचे आहे.
6. कोणत्याही प्रकारचे गौण खनिज महाखनिज प्रणालीव्दारे निर्गमित केलेले वाहतुक पास व eTP शिवाय वाहतुक करतांना आढळुन आल्यास ते अवैध समजण्यात येईल.
7. ज्यासाठी परवाना दिलेला असेल ते खनिज वगळता इतर कोणत्याही खनिजाचे सक्षम अधिका-याकडून योग्य ती मंजुरी मिळाल्याशिवाय उत्खनन करता येणार नाही किंवा ते काढून नेता येणार नाही.
8. परवान्याची मुदत संपल्यानंतर परवाना क्षेत्रात पडून राहिलेल्या खाणीतील खनिज मालावर व इतर मालमत्तेवर परवानाधारकाचा कोणताही हक्क असणार नाही.
9. तात्पुरता/अल्पमुदत परवाना आदेशा मध्ये नमूद करण्यात आलेल्या शुल्का व्यतीरीक्त केंद्र शासन/राज्य शासनाचे इतर शुल्क भरण्याची सर्ंपूर्ण जबाबदारी संबंधीत परवाना धारकाची राहील.
10. विभागीय वन अधिकाऱ्याने किंवा त्याबाबतीत त्याने प्राधिकृत केलेल्या अशा अधिकाऱ्याने निश्चित केलेली नुकसानभरपाईची रक्कम भरल्याशिवाय किंवा त्यांच्या पुर्वमान्यतेशिवाय, परवानाधारक कोणतेही झाड तोडणार नाही किंवा त्याला इजा पोचवणार नाही.
11. प्रत्येक पासवर वाहनाचा क्रमांक, दिनांक, निघण्याची वेळ, गौण खनिजाचा प्रकार, कुठुन कुठे वाहतूक करीत आहे. त्याचा तपशील नमूद करणे आवश्यक राहील.
12. कोणतेही खनिज सांडू नये किंवा त्याची धूळ उडू नये यासाठी, ट्रक किंवा ट्रॅक्टर्स ताडपत्रीने किंवा योग्य अशा इतर साधनांने झाकून गौणखनिजाचीवाहतूककरावी.
13. परवानाधारकाने सदर आदेशात नमूद केलेल्या वाहनांच्या व्यतिरिक्त इतर वाहनाने गौण खनिज वाहतूक केल्याचे आढळून आल्यास सदरची गोण खनिज वाहतूक अनधिकृत समजून महाराष्ट्र जमिन महसूल अधिनियम १९६६ मधील नियम ४८ (७) नुसार परवानाधारक कारवाईस पात्र राहील.
14. उत्खननाच्या ठिकाणी व भरावाच्या ठिकाणी तपासणीसाठी जिल्हा खनिकर्म अधिकारी, महसूल अधिकारी आल्यास यांना संबंधित हिशेबाची नोंदवही उपलब्ध करून दयावी.
15. परवानाधारक यांना स्फोटकाव्दारे उत्खननाची आवश्यकता असल्यास सक्षम प्राधिकारी यांचेकडून परवानगी घेऊनच उत्खनन करावे.
16. विषयांकित ठिकाणी उत्खननाबाबत कोणतीही हरकत उपस्थित झाल्यास चौकशीअंती सदर परवाना रद्द करण्याचा अधिकार जिल्हाधिकारी सक्षम प्राधिकारी यांनी राखून ठेवला आहे.

17. उत्खननाच्या परवानगीबाबत राज्य शासनाने वेळोवळी दिलेले निर्देश परवानाधारकास बंधनकारक राहतील. शासन निर्देशानुसार जर परवाना कोणत्याही कारणास्तव रद्द केल्यास परवानाधारक मा. न्यायालयात दाद मागणार नाही अथवा अपील करणार नाही.
18. परवान्यात समाविष्ट असलेल्या जमिनीच्या नुकसानीबाबत नुकसान भरपाई संबंधीतास करणे बंधनकारक राहील.
19. सदर परवानगी ही केवळ उत्खननासाठी आहे. जमिनीची मालकी संदर्भात व जागेसंदर्भात इतर वरीष्ठ कार्यालयाचे न्यायालयाचे निर्णय परवानाधारकावर बंधनकारक राहतील.
20. परवानाधारकाने कोणत्याही परिस्थितीत परवानगी दिलेल्या गौण खनिजाची दिलेल्या मुदतीतच उचल करावी गौण खनिजाची उचल न झाल्यास मुदतवाढ देण्यात येणार नाही यांची परवानाधारकाने नोंद घ्यावी.
21. पुस्तक क्रमांक व पावती क्रमांक निहाय वापरात आणावे. वाहतुक करते वेळी परवाना धारकाने समक्ष अधिकारी यांचे कडुन प्रमाणित केलेली वाहतुक पास वाहन चालकाजवळ बाळगणे अनिवार्य आहे. तसेच परवान्याची छायांकित प्रत वाहन चालका जवळ ठेऊन मुळ प्रत मागणी केल्यास दाखविणे बंधनकारक राहील. वाहतुक पास प्रत्येक वाहनासोबत पुर्ण भरून द्यावी. गौण खनिजाची वाहतुक करणे करीता महाखनिज प्रणालीचा वापर करणे बंधनकारक आहे. सक्षम अधिका-याने परवाना मंजुर केल्यावर वाहतुक पासेस सुध्दा त्यांचे कार्यालयातुन प्रमाणित करून घेणे अनिवार्य आहे. गौण खनिज वाहतुक करणारे वाहन प्रकार क्षमता व क्रमांक या कार्यालयास सादर करावे. त्याशिवाय इतर वाहनातून गौण खनिज वाहतुक करु नये.
22. मुरुम/दगड/माती उत्खनन करताना नैसर्गिक पाण्याचा प्रवाह अडविता येणार नाही किंवा इतरत्र वळविता येणार नाही.
23. गौण खनिज वाहतुक करतांना शासनाने वेळोवेळी दिलेले निर्देश लागू राहील.
24. गौण खनिज उत्खनन परवाना विनियोग याबाबत शासनाने वेळोवेळी दिलेले निर्देश लागू राहील.
25. उत्खननाचे खाली / लगतच्या क्षेत्रात अतिउच्चादाब वाहीनी आहे किंवा नाही याची खात्री करावी.
26. संबंधित ठिकाणी असलेल्या मजुरांची राहण्याची तसेच काम करतांना त्यांच्या सामाजिक व सुरक्षित अंतर ठेवण्याची संपूर्णजबाबदरी खानपट्टाधारक/ परवानाधारक यांचीराहील. तसेचयाबाबत स्वच्छता सामाजिक अंतर (Social Distance) चे सर्व नियम पाळण्यात यावे..
27. लागू करण्यात आलेल्या संचारबंदीच्या आदेशातील नमुद सुचनांच्या तसेच कायदा सुव्यवस्थेच भंग होणार नाही, यांची दक्षता घ्यावी.

Dr Shrikrishna Panchal
Collector, Thane

विवरणपत्र - "ब"

• ज्या शर्तीवर खाण परवाना देण्यात येईल त्या शर्ती :-

1. नियम 59 व 60 अन्वये देण्यात आलेल्या कोणत्याही खाण परवान्यात, परवाना देणाऱ्या सक्षम अधिकाऱ्याला पुढील बाबीच्या संबंधात आवश्यकता वाटेल अशा इतर शर्तींचा अंतर्भाव करता येईल :-

क) परवान्यात भाडे व स्वामित्वधनाच्या रकमेची मर्यादा आणि ते भरण्याची पद्धत व ठिकाण

ख) परवान्यात समाविष्ट असलेल्या जमिनीच्या नुकसानीबद्दलची नुकसान भरपाई

ग) वृक्षतोड

घ) कोणत्याही प्राधिकरणाने विनिर्दिष्ट केलेल्या कोणत्याही क्षेत्राच्या पृष्ठभागावरील कामास निर्बंध

ड) कोणत्याही राखीव क्षेत्रात प्रवेश करणे व काम करणे

च) अपघाताची माहिती देणे.

छ) त्रयस्थ पक्षकाराच्या दाव्यांकरता शासनाकडे करावयाची क्षतिपूर्ती.

ज) ज्या कालावधीत गौणखनिजाचे उत्खनन करण्यात येईल व ते काढून नेण्यात येईल तो कालावधी.

झ) परवाना संपुष्टात आल्यावर किंवा रद्द झाल्यावर उरलेल्या मालमत्तेचे समपहरण.

1. ज्यासाठी परवाना देण्यात आला असेल, त्या व्यतिरिक्त कोणतेही गौणखनिज किंवा मुख्य खनिज खाणकाम करताना आढळून आल्यास, ही बाब आढळून आल्यानंतर एका आठवडयाच्या कालावधीत सक्षम अधिका-याला कळवण्यात येईल.
2. परवानाधारक, परवाना क्षेत्रातून उत्खनन केलेले गौणखनिज, काढून नेलेल्या गौणखनिजांचे प्रमाण, विक्री प्रमाणके, कामासाठी नेमलेल्या कामगारांची व त्यांना दिलेल्या पगाराची नोंदवही, या प्रयोजनासाठी आकारणी योग्य असलेले स्वामित्वधन व इतर आकार यांचे संपूर्ण अचूक लेखे ठेवील.
3. परवानाधारकाने सर्व अपघातांची माहिती सक्षम अधिकारी आणि ज्या जिल्हयात ते क्षेत्र असेल, त्या जिल्हयाचे जिल्हादंडाधिकारी व जिल्हा पोलीस अधिक्षक यांना तात्काळ दिली पाहिजे.
4. परवानाधारक हा भूविज्ञान आणि खनिकर्म संचालक यांनी प्राधिकृत केलेल्या कोणत्याही अधिका-याला आणि खाणीची जमीन ज्यांच्या अधिकार क्षेत्रात येते त्या स्थानिक महसूल किंवा वन प्राधिकाऱ्याला परवान्याखालील खाणक्षेत्रात किंवा त्यालगत प्रवेश करण्यास आणि कोणत्याही वेळी खाणकामांची तपासणी करण्यास आणि वरील शर्त (5) अनुसार परवानाधारकाने ठेवलेल्या लेखा पुस्तकांतील लेख्यांची तपासणी करण्यास आणि माल पाठविणे, विक्री इत्यादींच्या तपशिलांची पडताळणी करण्यास परवानगी देईल.
5. परवाना दिलेल्या मर्यादेपेक्षा अधिक प्रमाणात कोणताही माल काढून नेल्याचे आढळून आल्यास, तो माल सरकारजमा करण्यात येईल आणि महाराष्ट्र जमीन महसूल अधिनियम, 1966 आणि खाण व खनिजे (विनियमन व विकास) अधिनियम, 1957 यांखालील तरतुदीनुसार परवानाधारक शिक्षेस पात्र असेल.
6. या शर्तींचा भंग केल्याचे दिसून आल्यास, परवाना रद्द करण्यात येईल आणि त्या ठिकाणी पडून राहिलेल्या खनिजमाल सरकारजमा करण्यात येईल.
7. परवान्यात मंजूर केलेला खनिज माल काढून संपल्यावर, परवानाधारकपरवाना सक्षम अधिका-याला परत करील आणि काढून घेण्यात आलेल्या खनिज मालाचे प्रमाण, वाहतुकीचे व ज्यांना हा माल विकण्यात आला त्या पक्षकारांचे नाव आणि त्यासाठी मिळालेली किंमत यांचे तपशील दर्शविणारे संपूर्ण विवरणपत्र सक्षम अधिका-याला सादर करील आणि सक्षम अधिकाऱ्याने छाननी करण्यासाठी मागणी केल्यानुसार कोणतेही तपशील, पुस्तके इत्यादी त्याच्याकडे सादर करील.
8. परवानाधारक हा परवान्यात मंजूरी दिलेल्या क्षेत्राबाहेर वाहतुकीच्या कोणत्याही साधनाने पाठवण्यात येणाऱ्या प्रत्येक वाहनासोबत वाहतूक पास देईल.
9. प्रत्येक परवानाधारक पुढील महिन्याच्या 10 तारखेच्या आत खाणीच्या ठिकाणाहून काढण्यात आलेल्या मालाचे प्रमाण परवानाधारकाचे नाव, खाणीच्या ठिकाणावरील विक्री किंमत यांचे मासिक विवरणपत्र नमुना - ड मध्ये संबंधित महसूल प्राधिकारी किंवा खाणकाम अधिकारी याच्याकडे सादर करील.

• सर्वसाधारण शर्ती :-

1. खाणकाम सुरु करण्यापूर्वी आवश्यक ती सर्व सांविधिक परवानगी घेण्यात येईल.

2. खाणकाम केवळ दिवसा करण्यात येईल.
3. कोणत्याही पुलाच्या आणि / किंवा बंधाऱ्याच्या सुरक्षा क्षेत्रात कोणतेही खाणकाम करण्यात येणार नाही.
4. पुरातत्त्वशास्त्राच्या दृष्टीने महत्वाच्या नैसर्गिक किंवा मानवनिर्मित ठिकाणांच्या सानिध्यात खाणकाम करण्यात येणार नाही.
5. प्रकल्पासाठी पाण्याची जरूरी असल्यास खाणपट्टाधारक आवश्यक त्या प्रमाणात पाणी काढण्यासाठी (भुपृष्ठावरील पाणी किंवा भूजल) सक्षम प्राधिकरणांची आवश्यक ती पूर्वपरवानगी घेईल.
6. जर काही सांडपाणी असेल तर, पर्यावरण व वन मंत्रालय किंवा केंद्रीय प्रदुषण नियंत्रण मंडळ यांनी विहित केलेल्या मानकांनुसार योग्य प्रकारे साठविण्यात येईल व त्यावर योग्य ती प्रक्रीया करण्यात येईल.
7. कोणत्याही वन्यजीवनाचे उल्लंघन करण्यात येणार नाही.
8. कोणतेही खनिज सांडू नये किंवा त्याची धूळ उडू नये यासाठी, ट्रक किंवा ट्रॅक्टर्स ताडपत्रीने किंवा योग्य अशा इतर साधनांने झाकून खनिज मालाची वाहतूक केली जाईल.
9. केंद्रीय प्रदूषण नियंत्रण मंडळाने विहित केलेल्या मर्यादेत ध्वनी प्रदूषण नियंत्रित राहण्यासाठी उपाययोजना करण्यात येतील.

• इतर अटी व शर्ती :-

1. परवानाधारकास गौण खनिज वाहतुकीकरीता सदर आदेशात नमूद वाहनांव्यतिरिक्त वाहन वापरायचे असल्यास त्याबाबत या कार्यालयाची पूर्व परवानगी घेणे बंधनकारक राहील.
2. सदरचा अस्थायी परवाना हा प्रश्नाधीन स. नं. / ग. नं. चा समावेश जिल्हा खाणकाम आराखडयामध्ये जिल्हा खनिकर्म अधिकारी यांनी समाविष्ट करणेचे अटीवर देण्यात येत आहे.
3. परवानाधारक संस्थेस परवानगी क्षेत्राव्यतिरीक्त इतर क्षेत्रातुन कोणत्याही प्रकारचे गौणखनिज अथवा डेब्रीज बाहेरून आणुन भराव करता यणार नाही.
4. परवानाधारक उत्खनन केलेले गौण खनिज वन खात्याच्या जागेवर किंवा कांदळवन असलेल्या जागेत टाकण्यात येऊ नये. असे केल्यास नियमानुसार परवानाधारक यांचेवर कायदेशीर कारवाई करण्यात येईल.
5. उत्खननाच्या परवानगीबाबत राज्य शासनाने वेळोवळी दिलेले निर्देश परवानाधारकास बंधनकारक राहतील. शासन निर्देशानुसार जर परवाना कोणत्याही कारणास्तव रद्द केल्यास परवानाधारक मा. न्यायालयात दाद मागणार नाही अथवा अपील करणार नाही.
6. शासनामार्फत सध्या अस्तित्वात असलेल्या स्वामित्वधनाच्या दरात वाढ झाल्यास होणारी स्वामित्वधनाची फरकाची रक्कम भरणे परवानाधारक यांच्यावर बंधनकारक राहील.
7. अर्जदार यांनी वनविभाग यांचेकडून आवश्यकता असल्यास ना-हरकत दाखला घेणे बंधनकारक राहील.
8. महसूल व वन विभाग शासन निर्णय दि. 23/02/2022 अन्वये अवैध गौणखनिज वाहतूकीच्या घटनांना प्रतिबंध व्हावा यासाठी गौणखनिज वाहतूक करणाऱ्या वाहनांसाठी ARAI द्वारे प्रमाणित Automotive Industry Standard 140 IRNSS (AIS-140 IRNSS) GPS Device बसविणे व महाखनिज प्रणालीसोबत संलग्न करणे अनिवार्य आहे.

वरीलप्रमाणे परवानाधारकाने सर्व अटी / शर्तीचे पालन करणे बंधनकारक आहे. उपरोक्त अटी व शर्तीचा भंग झाल्यास सदरची परवानगी रद्द समजणेत येईल.

Dr Shrikrishna Panchal
Collector, Thane

भारत सरकार
GOVERNMENT OF INDIA
पर्यावरण, वन एवं जलवायु परिवर्तन मंत्रालय
MINISTRY OF ENVIRONMENT, FOREST
& CLIMATE CHANGE

Integrated Regional Office
Ground Floor, East Wing
New Secretariat Building
Civil Lines, Nagpur - 440001
E-mail: apecfcentral-ngp-mef@gov.in

F.No: EC-1584/ROM/2022-NGP/ 5811 Date: 06.06.2022

To,
The Member Secretary, SEIAA
Environment Department,
Govt.of Maharashtra,
Mantralaya, Mumbai,
Maharashtra

Sub: Environmental clearance granted for proposed amendment for development of Integrated Information Technology Township (IITT) (of M/s. Newfound Properties and Leasing Private Limited) comprising of IT bldgs, Data Centre, Resi. Bldg, GIS, Food Court, FIB, Retail at MIDC Juinagar, Navi Mumbai, Maharashtra
Ref: SEIAA, Govt. of Maharashtra letter no. SIA/MH/MIS/165940/2020 dated 10.05.2021

Madam,

I am directed to invite your kind attention on the above subject and letter under reference. Monitoring report of compliance status of conditions stipulated Environmental clearance granted for proposed amendment for development of Integrated Information Technology Township (IITT) (of M/s. Newfound Properties and Leasing Private Limited) comprising of IT bldgs, Data Centre, Resi. Bldg, GIS, Food Court, FIB, Retail at MIDC Juinagar, Navi Mumbai, Maharashtra is enclosed herewith. The site inspection of the project was carried out on 04.05.2022.

SEIAA, Maharashtra vide letter dated 10.05.2021 granted environmental clearance for the amendment of project for Integrated Information Technology Township (IITT) comprising of 17 commercial and residential buildings. During the site inspection, it was observed that 3 buildings were completed and occupied. No other construction was 3 STPs of capacity 582 CMD was provided. One OWC (capacity 3 tonnes/day) was provided for the treatment of wet waste. Dry waste is disposed of through M/s Triton Greentech Innovations Private Limited. Green belt was developed over an area of 30000.90 sq.m. Recharge pits were provided for the occupied buildings. Environmental quality was monitored through MoEF&CC recognised laboratory.

This issues with the approval of DDGF (Central)/ Regional Officer, IRO, MoEF&CC, Nagpur.

06/06/2022
Suresh Kumar Adapa
Scientist 'E'

Encl: as above

Copy to:

1. The Additional Director (Monitoring Cell), Ministry of Environment, Forest & Climate Change, Indira Paryavaran Bhawan, Aliganj, Jorbagh Road, New Delhi-110003
2. M/s. Newfound Properties and Leasing Private Limited, MIDC Juinagar, Navi Mumbai, Maharashtra (PP shall submit time bound action plan for the compliance of non/partial compliances mentioned in this report)

Suresh Kumar Adapa
Scientist 'E'

Hardship(2)

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

(A Government of Maharashtra Undertaking)

HEAD OFFICE : "Udyog Sarthi", Mahakali Caves Road,
Andheri (E), Mumbai - 400 093
Tele. : (022) 26870052 / 54 / 27 / 73 Fax : (022) 26871587

PRINCIPAL OFFICE : 4,4 (A), 12th Floor, World Trade Centre, Complex - 1,
Cuffe Parade, Mumbai - 400 005
Tele. : (022) 22151451 / 52 / 53 Fax : (022) 22188203
Website : www.midcindia.org / www.maharashtraitparks.com
E-mail : feedback@midcindia.org



॥उद्यमात् सकल समृध्दि॥

MIDC

No.EE / PA-I/IFMS- C77667 / 2015.
Office of the Executive Engineer,
MIDC Dn. No. II, Mahape.
Date : 10 /09/2015.

To,
M/s. New Found Properties and Leasing Pvt. Ltd.
Plot No. Gen-2/1D, Gen-2/1E, Gen-2/1F,
T.B.Road, Juinagar,
MIDC, TTC Indl.Area,
Navi Mumbai – 400 705.

Sub :- MIDC TTC Indl. Area.
Grant of Permission for the **100 mm** dia **new water connection** of **M/s. New Found Properties and Leasing Pvt. Ltd.** on Plot No. Gen-2/1D, Gen-2/1E, Gen-2/1F T.B.Road, Juinagar, Navi Mumbai (Consumer No. **TTC/3759**)

Ref :- 1) Your letter No. **Nil** dated **27/11/2014** received to this on **IFMS-D-41041/** dt. **03/12/2014**
2) DE Mahape-1 Office Note/**IFMS-D-68654** dt. **30/12/2014**
3) This office letter No. EE/PA-I/IFMS-**D-41041** dt. **06/08/2015**

Dear Sirs,

100 mm dia **new water connection** by providing **100 mm** dia water meter for **I.T.Building** on the plot No. **Gen-2/1D, Gen-2/1E, Gen-2/1F**, in MIDC TTC Industrial Area is hereby granted subject to MIDC water supply rules & regulations 1973 & as per the conditions mentioned below :

1) The work of the above water supply arrangement should be carried out through the Licensed Plumber, under the supervision of the **Deputy Engineer, Sub Dn. No. I/II, MIDC, Mahape** or his authorized representative on site.

2) You should comply conditions laid down by Maharashtra Pollution Control Board and observe all terms and conditions required under water prevention & control of Pollution Act- 1974. In the event of failure on your part to comply the same, your water connection will be disconnected as per clause No. 40(G) of water supply agreement.

3) The tested full bore electromagnetic water meter of size **100 mm** dia of make **E & H, Simens, Arad** shall be fixed. **Two** water meters will be got tested, out of these one shall be put on line and one shall be kept as stand- by. For Testing of water meter you are requested to approach the Executive Engineer, MIDC, Ambernath Industrial Area, Kalyan- Badlapur Road, Bhendi-Pada, Ambernath, who will accept the water meters for carrying out testing work on receipt of payment for the same. The water meter should be graduated in liters only.

The meter should be fixed near connection point on a pipeline of the equivalent dia of the water meter. The pipeline on either side of the meter should be in straight line. The strainer, non-return valve should be provided on upstream side of water meter beyond the distance of 25 times dia of water meter. The test certificate of the water meter should be furnished to the concerned authority in original.

4) The water meter should be installed nearer to the tapping point within the premises on straight pipeline having B. B. masonry chamber fixed with M. S. frame and cover of suitable size. The allottee should provide locking arrangement for the water meter chamber at the aforesaid plot adjacent to the compound wall and the chavi of the same should be handed over to the concerned representative of MIDC. MIDC shall have right to put up a seal on the lock of meter chamber as well as meter to prevent pilferage.

5) You must also keep one tested water meter in your custody as stand-by arrangement in case of any eventualities for replacement of the existing out of order water meter on your line. The connection would not be given unless one standby tested water meter is secured.

6) You should keep the water meter fixed on the connection in working condition all the time otherwise you would be charged for consumption of water at average flow that would be passing through the connection, as stipulated in water supply agreement. Also the water meter fixed on the connection should be kept in fact without braking seal. If the meter found with broken seal, it will be treated as tampering of meter, and maximum flow for 100 mm dia 1000 cum/day will be charged for billing.

7) Copies of the letters under which permission for crossing of road for the purpose and grant of permission for laying of pipeline for the section between the connection point on the MIDC water supply line and the premises where the proposed water supply arrangement is required to be made, should be obtained from the concerned authorities and should be furnished to the concerned representative of MIDC along with the original for verification, well in advance.

8) Without prejudice to the provisions in MIDC water supply rules & regulation, the water supply will be normally available round the clock with adequate pressure. However, you will have to provide ground level storage tank of capacity equal to your 3 days requirement of water for the purpose at your

cost, so as to take care of your water demand during period of possible shut-down, break-down of MIDC system, and also cut-off of electric supply. It may happen that there may not be water supply at a stretch of 24 hours due to situation beyond the control of MIDC.

9) You have to provide all standard accessories at your own cost required for the connection point on MIDC main for supply of water to your premises. The list of accessories & material required for connection at site of work will be given by concern sub dn. office.

10) As communicated, **100 mm** size of connection & average flow of **580** cum/day, the standard mean flow for **100 mm** size of connections, you have to paid the S.D. equivalent to average **3 months** water supply. If the rate of drawal is more than the calculated average flow of **580** cum/day, extra S.D.will be charged on enhanced drawal. Your daily requirement of water is about **580 cum/**day as per your written demand communicated to this office.

11) The receipt of total amount of **Rs.1,18,53,365/-** towards

		Amount Rs.
a)	Sale of water supply **Agreement Charges** form in triplicate bearing Set No. **6109**	**Rs. 10,000.00**
b)	Security Deposit	**Rs. 18,00,900.00**
c)	Attachment fee of **100 mm** dia proposed **New water connection** through ferrule, providing & fixing trees, collars, sluice valve flanges etc.	**Rs 15,000.00**
d)	**Execution Charges**	**Rs. 1,00,000.00**
d)	**EPSC** Charges & **fire cess** charges	**Rs. 99,27,465.00**
	Total =	**Rs. 1,18,53,365.00**

(Rs. One Crore Eighteen Lakhs Fifty Three Thousand, Three Hundred Sixty Five only)

Is hereby acknowledged vide this office 1) DR. No. **0885105** 2) DR. No. **0885106** dt. **04/09/2015.**

12) Please note that the proposed **100 mm** dia new water connection by providing **100 mm** dia water meter for the same is granted to you considering your daily requirement of water about **580 cum.** However, the monthly water supply bills would be charged either as per the consumption of water recorded by the **100 mm** dia water meter on your service line or minimum at **580 cum./**month whichever is higher.

13) Water will be supplied as per MIDC's water supply rules & regulations. The present rate of water is at Rs. **33.75** per cum, for construction **I. T. Building.**

14) The connection shall be taken within **Two month** from the date of issue of this letter, failing which permission granted stands cancelled.

15) Your water connection is governed by MIDC water supply rules & regulations which you have accepted by order in the form of an **agreement No. 6109.**

16) The letter along with future correspondence will be part & parcel of the agreement.

Thanking you,

Your's faithfully,

Executive Engineer,
MIDC, Division No. II, Mahape

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

No. MIDC/EE&SPA/Dn.II/ **B87321**/ 2023
Office of the Executive Engineer&SPA,
MIDC,Division No.2,Mahape, TTC
Industrial Area, Navi Mumbai – 400 701
Date:**02/08/2023**.

To,
M/s. Newfound Properties And Leasing Pvt. Ltd.
Plot No. Gen-2/1/D, Gen-2/1/E & Gen-2/1/F,
TTC Industrial Area, Navi Mumbai.

Sub :- TTC Industrial Area....
Permission for felling and transplantation of treeson plot no.Gen-2/1/D, Gen-2/1/E & Gen-2/1/F.

Ref:- 1) Your application vide No.SWC/14/522/20221123/870428
2) Minutes of meeting of Tree Authority on 04.07.2023

The Tree Authority of MIDC has approved the proposal for felling of 3 **nos**. **of tree** and transplantation of **8 nos. of trees** having total cumulative age of 215 years & trimming of **Nil nos.** of tree on the said plot. Tree layout drawing is attached herewith. You have paid scrutiny fee of Rs. 7,080/- (SGST+ CGST) charges to MIDC vide ERP V.No. GL23414771dt. 23.11.2022, Security Deposit of Rs. 1,10,000/- for felling of trees and transplantation of trees to MIDC vide ERP V. No.GL24207978 dt.28/07/2023.

In view of above, permission for felling of 03 Nos. trees &transplantation of 8 nos. trees is granted subject to following condition:

1) You have to fell 03 nos. of trees(Details as per Annexure III-A-1)by planting additional 29 no. of treesi. e. equal to the cumulative age of 03 nos. of trees,of at least six feet heightagainstfor which approval is given for felling as shown in the drawings attached herewith.
2) You have to transplant8 nos. of trees (Details as per Annexure III-A-2) by planting additional 186no. of trees i. e. equal to the cumulative age of 08 nos. of trees of at least six feet heightagainst which approval is given for transplantation as shown in the drawing attached herewith.
3) The Security Deposit shall be refunded after Seven years, subject to following conditions.
   i) The applicant/ Owner shall ensure that, Compensatory plantation shall be carried out and the trees planted shall survive for a minimum period of seven years. It shall also be ensured that the tree mortality during this period shall be compensated by planting equal number of new trees. Each tree shall be geo-tagged and monitored using latest technologies available.

ii) It shall be the duty of applicant/owner to see the growth of trees and shall give the report to Tree Officer once in a six month about the condition of trees for a period of Seven years.

iii) In case of failure, the Tree Officer will initiate the action as per the Maharashtra (Urban Areas) Protection & Preservation of Tree Act (1975) as mentioned in affidavit, modified act on 16th Jan. 2017 and L. A. BILL No. VIII of 2021.

4) The felling & disposal of tree is at risk & cost of the applicant.
5) Whoever fells any tree or causes any tree to be felled in contraventions of the provisions of the act or without reasonable excuse fails to company with any orders issued or condition imposed by the Tree Officer or the Tree Authority or voluntarily obstructs any member of the Tree Authority or the Tree Officer or any Officers and Servants subordinate to him in the discharge of their functions under this Act, shall, on conviction, be punished with the fine of not less than an amount of valuation of tree, using methodology as may be notified by the Government but not more than one lakh rupees for every offence and also with imprisonment for a term of not less than one week, which may extend upto one year.
6) The felling or causing of felling of each tree without the permission of the Tree Authority shall constitute a separate offence.

You are requested to submit the photographs& C. D. taken while transplanting of trees so as to ensure proper transplantation of the tress.

No tree shall be fell/transplanted until fifteen days from the date of issue of this letter.

As per Maharashtra (Urban Area) Protection & Prevention of Trees ACT, 1975 Section 8(6), 11(1) it is the duty of owner or occupiers of the land to preserve the existing trees.Permission of trimming of tree is granted on basis of trees obstructing construction / development on the said plot.

The allottee shall trim the trees scientifically for which Tree Authority of MIDC has granted permission. The terms & conditions for scientifically trimming the Nil no. of trees approved for trimming are as below: -

1) Stem of trees & main branches of trees shall not be injured. You will be held responsible for any injury to trees as per Section (2) of Trees ACT, 1975.
2) Allottee shall see that there is no nest of birds or any habitant of wildlife on branches to be trimmed; You will be held responsible as per Wildlife Protection ACT, 1972.
3) Before trimming branches there shall not be any flowering, bloosming, and fruit bearing on the branches of trees. The action will be as per Environment (Protection) ACT, 1986.
4) Tree branches trimming shall be as per National Green Tribunal writ petition No. 156/2016 para no. 13.
5) Trimming of branches shall be with hack saw or any horticulturist equipment & Bodo paste (anti algae) shall be applied on trimmed affected area of branches.

6) No trees permitted for trimming shall be without leaves as per Trees ACT, 1975.
7) Trimming of trees permitted shall not be the cause of death of trees as per Trees ACT, 1975.
8) It is the responsibility of owner/occupier to trim the trees with own decision & own expenses required for trimming the permitted trees. The trimmed branches shall be disposed off at your risk & cost. The expenses shall be on your account for disposing the trimmed branches.
9) It is the responsibility to submit photographs of permitted trimmed trees within 7 days after trimming of trees.
10) No concretization/asphalting/ fixing tiles/paver blocks shall be permitted around the stem of trees within 1 mtr. dia. circle around trees.
11) No trees shall be trimmed until fifteen days from the issue of this letter.

If you fail to follow the terms & conditions laid down as above and as per act of Maharashtra (Urban Area) Protection & Prevention of Trees ACT, 1975 the action under Section 21(1) will be initiated, please note.

D. A.: As above

Executive Engineer
Tree Officer & SPA, MIDC, Division
No. II, Mahape, Navi Mumbai

1) Copy submitted to Hon'ble Chief Planner, M.I.D.C. Mumbai for favour of information please.
2) Copy submitted to the Superintending Engineer (M), M.I.D.C. Andheri (E), Mumbai, for favour of information please.
3) Copy submitted to Member Secretary Tree Committee, M.I.D.C &Associate planner, M.I.D.C. Mumbai-93 for favour of information please.
4) Copy to Guard file.

ANNEXURE IX

भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

Ms Newfound Properties & Leasing Pvt Ltd
Plot No C 30, Block G, Opp SIDBI,
Bandra Kurla Complex, Bandra East,
Mumbai 400051

Date: 28-03-2016
Valid Upto: 28-03-2021

No Objection Certificate for Height Clearance

1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep. 2015 for Safe and Regular Aircraft Operations.

2. This office has no objection to the construction of the proposed structure as per the following details:

NOC ID :	**Navi/WEST/B/022216/121811**
Applicant Name :	**Arun V Dhuri**
Site Address :	**Plot No Gen 2/1/D, Gen 2/1/E , Gen 2/1/F at TTC Industrial Area, Turbhe, Navi Mumbai**
Site Coordinates :	**73 01 38.32-19 03 06.04, 73 01 38.36-19 03 02.77, 73 01 41.01-19 03 07.46, 73 01 41.08-19 02 55.68, 73 01 44.66-19 03 10.79, 73 01 55.81-19 03 12.16, 73 01 56.44-19 02 56.09,**
Site Elevation in mtrs AMSL as submitted by Applicant:	**26.106 M**
Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	**151.67 M (Restricted)**

3. This NOC is subject to the terms and conditions as given below:

a. The site-elevation and site coordinates provided by the applicant are taken for calculation of the permissible top elevation for the proposed structure. If,however, at any stage it is established that the actual data is different from the one, provided by the applicant, this NOC will become invalid and action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules,1994 may be initiated by the concerned Airport Operator.

b. The Structure height shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL, i.e Maximum Structure Height = Permissible Top Elevation - Site Elevation.

c. The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules,1994.

d. No radio/TV Antenna, lighting arresters, staircase, Mumtee, Overhead water tank and attachments of fixtures of any kind shall project above the Permissible Top Elevation of 151.67 M (Restricted) , as indicated in para 2.

e. The use of oil fired or electric fired furnace is mandatory, within 8 KM of the Aerodrome Reference Point.

राजीव गांधी भवन
Rajiv Gandhi Bhawan
सफदरजंग हवाई अड्डा नई दिल्ली-110003
Safdarjung Airport, New Delhi-110003
दूरभाष : 24632950
Phone: 24632950

f. The certificate is valid for a period of 5 years from the date of its issue. If the construction of structure/Chimney is not commenced within the period, a fresh 'NOC' from the Designated Officer of Airports Authority of India shall be obtained. However, if construction work has commenced, onetime revalidation request, as per the rules, may be considered. The date of completion of the Structure should be intimated to this office.

g. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time, during or after the construction of the building. No activity shall be allowed which may affect the safe operations of flights.

h. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.

i. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series 'B' Part I Section 4, available on DGCA India website: www.dgca.nic.in

j. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This NOC for height clearances is to ensure the safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.

k. This NOC has been issued w.r.t. the Civil Airports. Applicant needs to seek separate NOC from Defence, if the site lies within their jurisdiction.

l. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.

m. In case of any dispute w.r.t site elevation and/or AGL height, top elevation in AMSL shall prevail.

27/05/2014

Chairman NOC Committee

Region Name: WEST

Address: General Manager Airports Authority of India, Regional Headquarter, Western Region, Opp. Parsiwada, Sahar Road, Vale Parle (E)

Email ID: nocwrmumbai@gmail.com

Contact No: 022-26819573

राजीव गांधी भवन सफदरजंग हवाई अड्डा नई दिल्ली-110003 दूरभाष : 24632950
Rajiv Gandhi Bhawan Safdarjung Airport, New Delhi-110003 Phone: 24632950

ANNEXURE IX

भारत सरकार
Government of India
वाणिज्य और उद्योग मंत्रालय
Ministry of Commerce & Industry
पेट्रोलियम तथा विस्फोटक सुरक्षा संगठन (पैसो)
Petroleum & Explosives Safety Organisation (PESO)
ए-1 और ए-2 विंग, पाँचवा तल, केंद्रीय कार्यालय परिसर, सी.बी.डी. बेलापुर
नवी मुंबई (महा.)- 400614
A1 & A2 wing, 5th Floor, C.G.O. complex, CBD Belapur, Navi Mumbai (M.S.),
Mumbai - 400614

E-mail : **jtccemumbai@explosives.gov.in**
Phone/Fax No : **022 - 27575946,27573881**

संख्या /No : **A/P/WC/MH/15/3500 (P565883)**

दिनांक /Dated : **26/07/2023**

सेवा में /To,

M/s. NEWFOUND PROPERTIES AND LEASING PRIVATE LIMITED,
Plot No. C-30, Block G, Opp. SIDBI, Bandra Kurla Complex,,,
Bandra (E), Mumbai
Bandra (E),
Mumbai,
Taluka: Mumbai,
District: MUMBAI
State: Maharashtra
PIN: 400051

विषय /Sub : **M/s. NEWFOUND PROPERTIES AND LEASING PRIVATE LIMITED,**
Plot No, GEN 2/1D, GEN 2/1E, GEN 2/1F, IN TTC, Turbhe, Thane, Taluka: Thane, District: THANE, State: Maharashtra, PIN: 400706 में प्रस्तावित पेट्रोलियम वर्ग **B** अधिष्ठापन के अनुमोदन के सम्बन्ध में ।

Proposed Petroleum Storage Class **B** Installation at **Plot No, GEN 2/1D, GEN 2/1E, GEN 2/1F, IN TTC, Turbhe, Thane, Taluka: Thane, District: THANE, State: Maharashtra, PIN: 400706** Approval Regarding.

महोदय
/Sir(s),

कृपया आपके पत्र क्रमांक **OIN1376713** दिनांक **26/07/2023** का अवलोकन करें ।
Please refer to your letter No. **OIN1376713** dated **26/07/2023**

Drawing(s) nos. **BOM063-ACM-XX-XX-DR-E-1183** dated **24/05/2023**, **BOM063-ACM-XX-XX-DR-E-1183** dated **24/05/2023**, अनुमोदित किया जाता है तथा प्रत्येक आरेखण की एक प्रति विधिवत पृष्ठांकित कर लौटाई जा रही है ।

The Drawing(s) nos. **BOM063-ACM-XX-XX-DR-E-1183** dated **24/05/2023**, **BOM063-ACM-XX-XX-DR-E-1183** dated **24/05/2023**,showing the site and layout etc. of the specified installation is/are approved and one copy of the same is returned herewith in token of approval.

अग्रिम कार्रवाई हेतु इस कार्यालय को प्रेषित करें ।
The following documents which are necessary for the grant of a licence in Form XV under Petroleum Rules, 2002 for the subject installation may please be submitted to this office for further action in the matter.

1. प्ररूप IX (संलग्न)में विधिवत भरा हुआ एवं हस्ताक्षरित आवेदन।
   An Applicatioin in Form IX (enclosed) duly filled in and signed.
2. पेट्रोलियम नियम 2002 के तहत ऑनलाइन आवेदन पोर्टल पर उपलब्ध ई-भुगतान सुविधा के माध्यम से अनुज्ञप्ति शुल्क रू **30500/-**(प्रति वर्ष – अधिकतम 10 वर्ष तक) ऑनलाइन जमा किया जाना है ।
   A license fee of Rs. **30500/-** (per year - maximum upto 10 years) to be submitted online through e-payment facility available on online application portal under petroleum Rules, 2002.
3. अनुमोदित प्लान की ब्लू प्रिंट या सीएडी (CAD) प्रिंट में चार प्रतियाँ।
   Four copies of the approved plans in blue print or cad print incorporating the conditions, of approval if any, without any ink corrections, duly signed by the authorised signatory
4. इस संगठन द्वारा मान्यता प्राप्त सक्षम व्यक्ति व्दारा उनके हस्ताक्षर के स्टेंप सहित जारी पेट्रोलियम नियम 2002 के अंतर्गत नियम 130 और 126 में आवश्यकक निर्धारित प्ररूप (संलग्न-) में सेफ्टी और टेस्ट प्रमाण-पत्र।
   Safety and Test Certificate required under rule 130 and 126 of the Petroleum Rules, 2002 in the prescribed proforma (copies enclosed) issued by Competent person.recognised by this organisation bearing his signature stamp.
5. पेट्रोलियम नियम, 2002 के नियम 144 के तहत निर्धारित प्रपत्र के अनुसार जिला प्राधिकरण (एलएसडीए) मॉड्यूल के लाइसेंसिंग सिस्टम के माध्यम से जारी किया गया अनापत्ति प्रमाण पत्र, उनके हस्ताक्षर और मुहर के साथ पृष्ठांपकित आरेखण /प्लातन की प्रति के साथ ही । युआरएल : https://lsda.peso.gov.in/LSDAOnline/Login.aspx के माध्यam से ऑनलाइन एनओसी आवेदन, ई-फाइलिंग किया जा सकता है।
   No objection certificate issued under Rule 144 of the Petroleum Rules, 2002 as per prescribed proforma by the District Authority through Licensing System for District Authority (LSDA) module only together with a copy of drawings/plans endorsed with his sign and seal. Online NOC application eFiling may be accessed through URL : https://lsda.peso.gov.in/LSDAOnline/Login.aspx
6. कार्यालय से होनेवाले पत्राचार पर हस्ताक्षर करने के लिए अधिकृत व्यक्ति(यों) के नमूना हस्ताक्षर।
   Specimen signature(s) of the person(s) authorised to sign the correspondence intended for this organisation .

जी.एस.आर. 519(ई) दिनांक 05/06/2000 द्वारा भारत सरकार, पेट्रोलियम तथा प्राकृतिक गैस मंत्रालय द्वारा अधिसूचित आदेश 2000 के 'सॉलवेन्ट, रैफिनेट तथा स्लॉप (अधिग्रहण, बिक्री, भंडारण और ऑटोमोबाइल में उपयोग की रोकथाम) आवश्यकता/प्रावधान का कृपया पालन करें ।

Please follow the requirement/provision of " Solvent, Raffinate and Slop (Acquisition, Sale, Storage & Prevention of use in Automobiles)" Order 2000 notified by Government of India, Ministry of Petroleum and Natural Gas vide G.S.R. 519(E) dated 05/06/2000.

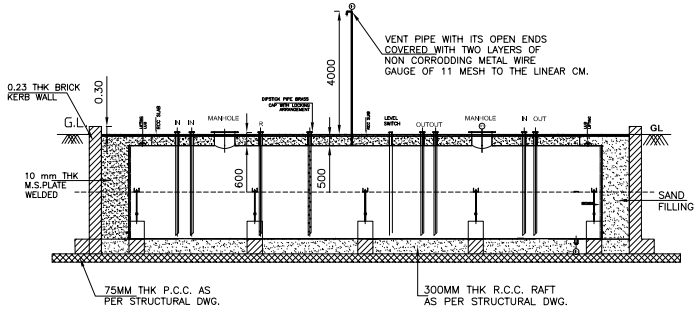
फिर भी, यह अनुमोदन/अनुमति अन्य प्राधिकारियों से आवश्यक अनुमति/क्लीयरन्स प्राप्त करने से या यथा लागू अन्य विधियों से छूट नही देती है ।
This approval/permission, however, does not absolve from obtaining necessary permission/clearance from other authorities or under other statutes as applicable.

भवदीय /Yours faithfully,

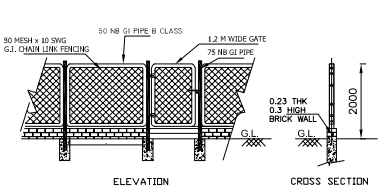
((अमित कुमार)
(Amit Kumar))
विस्फोटक नियंत्रक
Controller of Explosives
कृते संयुक्त मुख्य विस्फोटक नियंत्रक
For Jt. Chief Controller of Explosives
नवी मुंबई (महा.)/Mumbai

(अधिक जानकारी जैसे आवेदन की स्थिति, शुल्क तथा अन्य विवरण के लिए हमारी वेबसाइट : http://peso.gov.in देखें)
(For more information regarding status,fees and other details please visit our website: http://peso.gov.in)

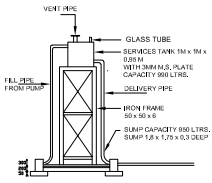
Note:-This is system generated document does not require signature.



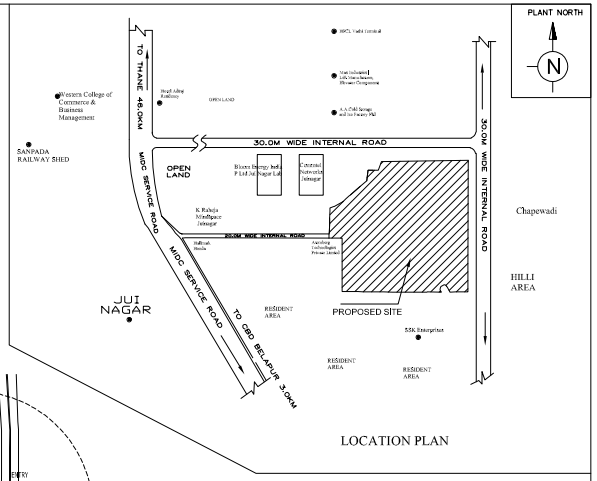
LONGITUDINAL SECTION OF U/G PET. STORAGE TANK (TYP. AS PER IS : 10987)



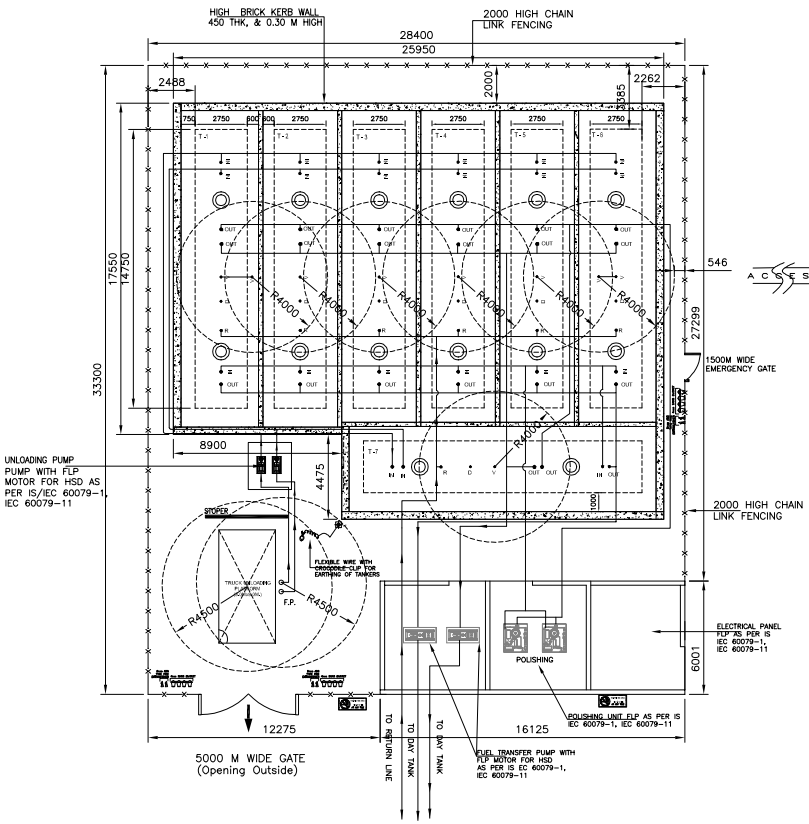
CROSS SECTION OF CHAIN LINK FENCING (Typ.)



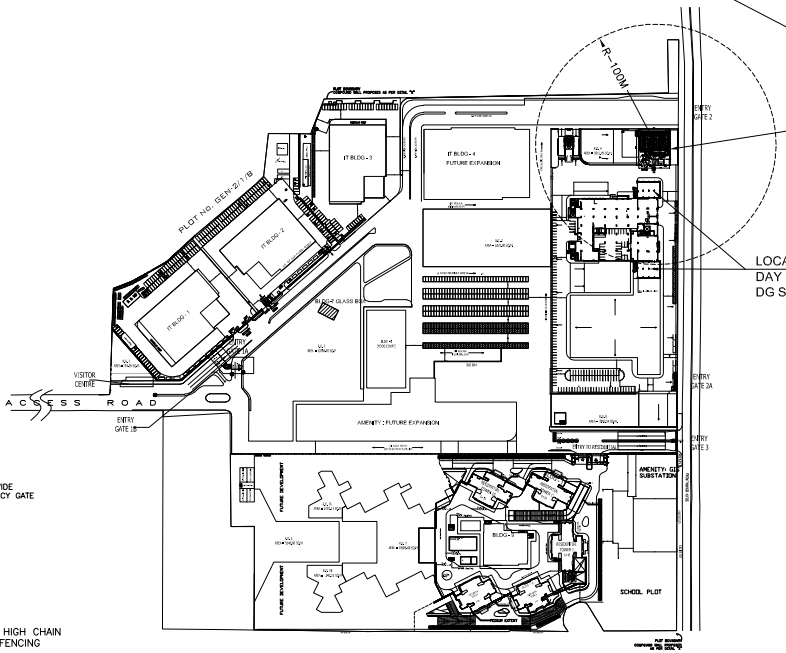
DETAIL OF DAY TANK



LOCATION PLAN



UNDER GROUND HSD TANK INSTALLATION LAYOUT PLAN



PLOT / KEY PLAN

NOTES:-

1) TANKS SHALL BE PROPERLY EARTHED
2) ALL ELECTRICAL APPARATUS SHALL BE FLAMEPROOF AS IS CODE IS/IEC 60079-1, IEC 60079-11
3) UNDER GROUND PIPE LINES PASS TROUGH SLEEVES AND OVERHEAD PIPE LINES SHALL BE WELL SUPPORTED
4) SFB : SAND FILLED BUCKETS EACH CAP.10 KGS
   FE : FIRE EXTINGUISHERS DRY CHEMICAL POWDER TYPE EACH CAP. 9KGS
6)INSTRUCTION BOARDS :
   "NO SMOKING PLEASE"
   "EXPLOSIVE LICENCE NO.-----"
5) TANKS WILL BE FABRICATED AS PER IS: 10987
6) ALL GATES OPENING OUTSIDE

LIST OF ELECTRIAL EQUIPMENT	
MOTOR FOR PUMP	TYPE APPROVED BY CHIEF CONTROLLER OF EXPLOSIVES, PESO NAGPUR AND SHALL BE AS PER IS/IEC 60079-1, IEC 60079-11
PUSH BOTTON STARTER	TYPE APPROVED BY CHIEF CONTROLLER OF EXPLOSIVES, PESO NAGPUR AND SHALL BE AS PER IS/IEC 60079-1, IEC 60079-11

TANK DETAIL AS PER IS : 10987 (UNDER GROUND)

SR NO.	PET. TO STORE	PET. CLASS	SIZE	CAPACITY	NO. OF TANKS
TANK 1	HSD	"B"	2.75 ø x 14.75L.	80.0 KL	1 NOS.
TANK 2	HSD	"B"	2.75 ø x 14.75L.	80.0 KL	1 NOS.
TANK 3	HSD	"B"	2.75 ø x 14.75L.	80.0 KL	1 NOS.
TANK 4	HSD	"B"	2.75 ø x 14.75L.	80.0 KL	1 NOS.
TANK 5	HSD	"B"	2.75 ø x 14.75L.	80.0 KL	1 NOS.
TANK 6	HSD	"B"	2.75 ø x 14.75L.	80.0 KL	1 NOS.
TANK 7	HSD	"B"	2.75 ø x 14.75L.	80.0 KL	1 NOS.

GENERAL NOTES :

1. ALL PIPES PASSING UNDER ROADS SHALL BE ENCASED IN HUME PIPE SLEEVES OF ADEQUATE DIA
2. BARE PIPES, IF BURIED, SHALL BE WRAPPED AND COATED AS PER IS : 10221 TO PROTECT AGAINST COROSSION
3. ALL PIPES SHALL BE BUTT WELDED OR SOCKET WELDED (FOR SIZES 40NB & BELOW) EXCEPT FOR EQUIPMENT/VALVES CONNECTIONS.
4. ADEQUATE FIRE EXTINGUISHERS SHALL BE PROVIDED IN THE TANK FARM AREA.
5. OPENING IN DYKE WALL SHALL BE SEALED WITH PCC AFTER THE HYDRO-TEST OF PIPING IS COMPLETED
6. ENTIRE PETROLEUM STORAGE FACILITY IS FENCED BY MIN. 2000 MM HIGH FENCING
7. ALL VALVES DIRECTLY MOUNTED ON TANK SHALL BE IN FORGED/CAST STEEL CONSTRUCTION
8. THE TANKS SHALL REST ON RCC FONDATION. REF COND. 3(i) OF LICENCE IN FORM XV
9. THE TANKS, MOTOR & ELECTRIC FITTING SHALL BE EARTHED AT TWO DISTINCTIVE POINTS ON DIMETRICALLY OPPOSITE SIDES REF RULE 127
10. TANKS SHALL BE IN WELDED CONSTRUCTION AND MADE FROM MILD STEEL PLATE CONFIRMING IS – 2062
11. TANKS SHALL BE DESIGNED, FABRICATED, TESTED AND INSPECTED AS PER IS : 10987 FOR HORIZONTAL CYLINDRICAL TANKS
12. ALL ELECTRICAL/ELECTRONIC FITTINGS VIZ. LIGHT FITTINGS, STARTERS/SWITCHES, MOTORS ETC., SHALL BE "FLAME PROOF" OF A TYPE APPROVED BY CHIEF CONTROLLER OF EXPLOSIVES, PESO NAGPUR AND SHALL BE AS PER IS/IEC 60079-1, IEC 60079-11 [REF RULE 106]
13. TANK VENT OPENING SHALL BE COVERED WITH NON CORRODING METAL WIRE GAUGE OF 2 LAYER OF MIN. 11 MESH PER LINEAR CM REF COND. 4 OF LICENCE IN FORM XV
14. THE GROUND INSIDE THE FENCED AREA OF THE INSTALLATION AND THE PROTECTED AREA SURROUNDING IT SHALL BE CLEAN AND FREE FROM ALL VEGETATION, WASTE/RUBISH MATERIAL AND ANY FLAMMABLE ITEMS.
15. THE FILL POINTS SHALL BE PROVIDED AT APPROPRIATE PLACES.
16. "NO SMOKING" BOARDS, SHALL BE PROVIDED AT APPROPRIATE PLACES
17. THE DIP PIPE INSIDE THE TANK SHALL BE PERFORATED & COVERED WITH TWO LAYERS OF METALLIC WIRE MESH & SHALL BE NORMALLYKEPT COVERED WITH CAP AT THE TOP
18. DAY TANK PROVIDED AS THE FUEL SHALL BE CONSUMED

Signature and Stamped

For Newfound Properties and Leasing Private Limited

Signature
Name of Signatory : Mr. Pramod Mhamane
Designation : Associate Vice President – Engineering

REV.	DESCRIPTION	PREPARED BY	CHECKED BY	APPROVED BY	DATE
01					
00					

CUSTOMER NAME	M/s. NEWFOUND PROPERTIES AND LEASING PVT. LTD.
SITE LOCATION	PLOT NO. :- GEN 2/1D, GEN 2/1E, GEN 2/1F VILLAGE :- TURBHE TALUKA :- THANE, DISTRICT :- THANE. STATE :- MAHARASHTRA, PIN CODE :- 400706 NEAREST POLICE STATION :- TURBHE NEAREST RAILWAY STATION . JUI NAGAR
PROJECT	PETROLEUM STORAGE INSTALLATION CLASS B (HSD U/G TANK)
DRAWING TITLE	LAYOUT CUM SITE /LOCATION PLAN

DRAWN : G.A	ENGINEERED : –	SCALE : NTS	METHOD OF PROJECTION
CHECKED :	APPROVED : B.B	DATE : 24/05/23	
DRAWING NO. BOM063–ACM–XX–XX–DR–E–1183		SHEET	REV.

Digitally signed by AMIT KUMAR
Reason: Approval No. : A/P/WC/MH/15/3500
Location:West Circle [P565883]
Date:2023.07.26 05:47:43 +05:30

भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

NAVI/WEST/B/062422/679003

मालिक का नाम एवं पता	M/s Newfound Properties & Leasing Pvt Ltd	**दिनांक/DATE:**	16-08-2022
OWNERS Name & Address	Plot No C- 30, Block G, Opposite SIDBI, Bandra Kurla Complex, Bandra East, Mumbai-400051	**वैधता/ Valid Up to:**	15-08-2030

ऊँचाई की अनुमति हेतु अनापत्ति प्रमाण पत्र(एनओसी)
No Objection Certificate for Height Clearance

1) यह अनापत्ति प्रमाण पत्र भारतीय विमानपत्तन प्राधिकरण (भाविप्रा) द्वारा प्रदत्त दायित्वों के अनुक्रम तथा सुरक्षित एवं नियमित विमान प्रचालन हेतु भारत सरकार (नागर विमानन मंत्रालय) की अधिसूचना जी. एस. आर. 751 (ई) दिनांक 30 सितम्बर, 2015, जी. एस. आर. 770 (ई) दिनांक 17 दिसंबर 2020 द्वारा संशोधित, के प्रावधानों के अंतर्गत दिया जाता है ।

1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep.2015 amended by GSR770(E) dated 17th Dec 2020 for safe and Regular Aircraft Operations.

2). इस कार्यालय को निम्नलिखित विवरण के अनुसार प्रस्तावित संरचना के निर्माण पर कोई आपत्ति नहीं है ।

2. This office has no objection to the construction of the proposed structure as per the following details:

अनापत्ति प्रमाणपत्र आईडी / NOC ID	NAVI/WEST/B/062422/679003
आवेदक का नाम / Applicant Name*	Arun V Dhuri
स्थल का पता / Site Address*	Zone 1 (Residential Tower T1, T2, T3, T4, T5, T6, T7, T8, T9, T10, T11 with podium, Club House , School building , GIS substation) of Plot No Gen 2/1/D, Gen 2/1/E, Gen 2/1/F at TTC Industrial Area, Turbhe, Navi Mumbai,Turbhe,Navi Mumbai,Maharashtra
स्थल के निर्देशांक / Site Coordinates*	19 03 01.36N 73 01 42.14E, 19 02 58.96N 73 01 42.21E, 19 02 58.98N 73 01 42.96E, 19 02 55.84N 73 01 43.02E, 19 02 56.70N 73 01 52.89E, 19 02 56.00N 73 01 52.96E, 19 02 56.88N 73 01 53.48E, 19 02 56.04N 73 01 54.07E, 19 03 01.64N 73 01 56.28E, 19 02 56.10N 73 01 56.38E
स्थल की ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर), (जैसा आवेदक द्वारा उपलब्ध कराया गया) / Site Elevation in mtrs AMSL as submitted by Applicant*	27.5 M
अनुमन्य अधिकतम ऊँचाई एएमएसएल मीटर में (औसतन	121.94 M (Restricted)

समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	

*** जैसा आवेदक द्वारा उपलब्ध कराया गया / As provided by applicant***

3) यह अनापत्ति प्रमाण पत्र निम्नलिखित नियम व शर्तों के अधीन है: -
3. **This NOC is subject to the terms and conditions as given below:**

क) आवेदक द्वारा उपलब्ध कराए गए स्थल की ऊँचाई तथा निर्देशांक को, प्रस्तावित संरचना हेतु अनुमन्य अधिकतम ऊँचाई जारी करने के लिए प्रयोग किया गया है | भारतीय विमान पत्तन प्राधिकरण, आवेदक द्वारा उपलब्ध कराये गए स्थल की ऊँचाई तथा निर्देशांक की यथार्थता का ना तो उत्तरदायित्व वहन करता है, और ना ही इनको प्रमाणीकृत करता है | यदि किसी भी स्तर पर यह पता चलता है कि वास्तविक विवरण, आवेदक द्वारा उपलब्ध कराए गए विवरण से भिन्न है, तो यह अनापत्ति प्रमाण पत्र अमान्य माना जाएगा तथा क़ानूनी कार्यवाही की जाएगी | सम्बंधित विमान क्षेत्र के प्रभारी अधिकारी द्वारा एयरक्राफट नियम 1994 (भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन कार्यवाही की जायगी ।
a. Permissible Top elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The officer in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994",

ख) अनापत्ति प्रमाण पत्र के आवेदन में आवेदक द्वारा उपलब्ध कराए गए स्थल निर्देशांक को सड़क दृश्य मानचित्र और उपग्रह मानचित्र पर अंकित किया गया है जैसा कि अनुलग्नक में दिखाया गया है। आवेदक / मालिक यह सुनिश्चित करे कि अंकित किए गए निर्देशांक उसके स्थल से मेल खाते हैं। किसी भी विसंगति के मामले में, नामित अधिकारी को अनापत्ति प्रमाण पत्र रद्द करने के लिए अनुरोध किया जाएगा।
b. The Site coordinates as provided by the applicant in the NOC application has been plotted on the street view map and satellite map as shown in ANNEXURE. Applicant/Owner to ensure that the plotted coordinates corresponds to his/her site. In case of any discrepancy, Designated Officer shall be requested for cancellation of the NOC.

ग) एयरपोर्ट संचालक या उनके नामित प्रतिनिधि, अनापत्ति प्रमाण पत्र नियमों और शर्तों का अनुपालन सुनिश्चित करने के लिए स्थल (आवेदक या मालिक के साथ पूर्व समन्वय के साथ) का दौरा कर सकते हैं।
c. Airport Operator or his designated representative may visit the site (with prior coordination with applicant or owner) to ensure that NOC terms & conditions are complied with.

घ) संरचना की ऊँचाई (सुपर स्ट्रक्चर सहित) की गणना अनुमन्य अधिकतम ऊँचाई (ए एम एस एल) से स्थल की ऊँचाई को घटाकर की जायेगी | अर्थात, संरचना की अधिकतम ऊँचाई = अनुमन्य अधिकतम ऊँचाई (-) स्थल की ऊँचाई |
d. The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.

च) अनापत्ति प्रमाण पत्र जारी करना, भारतीय एयरक्राफ्ट एक्ट 1934 , के सैक्शन 9-A तथा इसके अंतर्गत समय-समय पर जारी अधिसूचनाएं तथा एयरक्राफट नियम (1994 भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन है ।
c. The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934

and any notifications issued there under from time to time including, "The Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994".

छ) कोई भी रेडियो/ टीवी एन्टीना, लाइटनिंग अरैस्टर, सीढ़िया, मुमटी, पानी की टंकी अथवा कोई अन्य वस्तु तथा किसी भी प्रकार के संलग्नक उपस्कर पैरा 2 में उल्लेखित अनुमन्य अधिकतम ऊँचाई से ऊपर नहीं जानी चाहिए ।
f. No radio/TV Antenna, lightening arresters, staircase, Mumty, Overhead water tank or any other object and attachments of fixtures of any kind shall project above the Permissible Top Elevation as indicated in para 2.

ज) विमानक्षेत्र संदर्भ बिंदु के 8 KM के भीतर तेल, बिजली या किसी अन्य ईंधन का उपयोग जो उड़ान संचालन के लिए धुएं का खतरा पैदा नहीं करता है, ही मान्य है।
g. Use of oil, electric or any other fuel which does not create smoke hazard for flight operation is obligatory, within 8 KM of the Aerodrome Reference Point

झ) यह प्रमाणपत्र इसके जारी होने की तारीख से 8 साल की अवधि के लिए वैध है। एक बार रिवेलीडेशन की अनुमति दी जा सकती है, बशर्ते कि इस तरह का अनुरोध एनओसी की समाप्ति की तारीख से छह महीने के भीतर किया जाए और प्रारंभिक प्रमाणपत्र 8 साल की वैधता अवधि के भीतर प्राप्त किया जाए ।
h. The certificate is valid for a period of 8 years from the date of its issue. One-time revalidation shall be allowed, provided that such request shall be made within six months from the date of expiry of the NOC and commencement certificate is obtained within initial validity period of 8 years.

ट) भवन के निर्माण के दौरान या उसके बाद किसी भी समय स्थल पर ऐसी कोई भी लाइट या लाइटो का संयोजन नहीं लगाया जाएगा जिसकी तीव्रता, आकृति या रंग के कारण वैमानिक ग्राउन्ड लाइटों के साथ भ्रम उत्पन्न हो । विमान के सुरक्षित प्रचालन को प्रभावित करने वाली कोई भी गतिविधि मान्य नहीं होगी |
i. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time, during or after the construction of the building. No activity shall be allowed which may affect the safe operations of flights.

ठ) आवेदक द्वारा विमानपत्तन पर या उसके आसपास विमान से उत्पन्न शोर, कंपन या विमान प्रचालन से हुई किसी भी क्षति के विरूद्ध कोई शिकायत/दावा नहीं किया जाएगा ।
j. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.

ड) डे मार्किंग तथा सहायक विद्युत आपूर्ति सहित नाइट लाइटिंग (डीजीसीए भारत की वेबसाइट www.dgca.nic.in पर उपलब्ध) नागर विमानन आवश्यकताएं श्रंखला 'बी' पार्ट । सैक्शन-4 के चैप्टर 6 तथा अनुलग्नक 6 में विनिर्दिष्ट दिशानिर्देशों के अनुसार उपलब्ध कराई जाएंगी ।
k. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series 'B' Part I Section 4, available on DGCA India website: www.dgca.nic.in

ढ) भवन के नक्शे के अनुमोदन सहित अन्य सभी वैधानिक अनापत्ति, संबंधित प्राधिकरणों से लेना आवेदक की जिम्मेदारी होगी, क्योंकि इस ऊँचाई हेतु अनापत्ति प्रमाणपत्र लेने का उद्देश्य सुरक्षित एवं नियमित विमान प्रचालन सुनिश्चित करना है तथा इसे भूमि के स्वामित्व आदि सहित किसी अन्य उद्देश्य/ दावे के लिए दस्तावेज के रूप में प्रयोग नहीं किया जा सकता ।
l. The applicant is responsible to obtain all other statutory clearances from the concerned authorities.

including the approval of building plans. This NOC for height clearances is only to ensure safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.

ण) इस अनापत्ति प्रमाणपत्र आईडी का मूल्यांकन Juhu,Navi Mumbai,Santa Cruz विमानक्षेत्रो के संबंध में किया गया है। यह अनापत्ति प्रमाणपत्र भारतीय विमान पत्तन प्राधिकरण के विमानक्षेत्रो और अन्य लाइसेंस प्राप्त सिविल विमानक्षेत्रो, जो जी. एस. आर. 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची - III, अनुसूची - IV (भाग-I), अनुसूची- IV (भाग -2; केवल RCS हवाई अड्डे) और अनुसूची- VII में सूचीबद्ध हैं, के लिए जारी किया गया है ।
m. This NOC ID has been assessed with respect to the Juhu,Navi Mumbai,Santa Cruz Airports. NOC has been issued w.r.t. the AAI Aerodromes and other licensed Civil Aerodromes as listed in Schedule – III, Schedule – IV(Part-I), Schedule- IV (Part-2; RCS Airports Only) and Schedule-VII of GSR 751(E) amended by GSR770(E)

त) यदि स्थल रक्षा विभाग के विमान क्षेत्र के अधिकार क्षेत्र में आता है, जैसा कि जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित की अनुसूची-V में सूचीबद्ध है, तो आवेदक को रक्षा विभाग से अलग से अनापत्ति प्रमाणपत्र लेना होता है। जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के नियम 13 के अनुसार, आवेदकों को उन स्थलों के लिये, जो जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची- IV (भाग -2; आरसीएस हवाई अड्डों के अलावा) के रूप में सूचीबद्ध बिना लाइसेंस वाले विमान क्षेत्र के अधिकार क्षेत्र में आता हैं, तो संबंधित राज्य सरकार से भी अनापत्ति प्रमाणपत्र लेने की आवश्यकता है।
n. Applicant needs to seek separate NOC from Defence, if the site lies within the jurisdiction of Defence Aerodromes as listed in Schedule – V of GSR 751 E amended by GSR770(E). As per rule 13 of GSR 751 E amended by GSR770(E), applicants also need to seek NOC from the concerned state government for sites which lies in the jurisdiction of unlicensed aerodromes as listed in Schedule-IV (Part-2; other than RCS airports) of GSR 751 E amended by GSR770(E)

थ) अनापत्ति प्रमाण पत्र (एनओसी) की किसी भी त्रुटि/व्याख्या की स्थिति में अंगरेजी अनुवाद ही मान्य होगा।
o. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.

द) स्थल की ऊँचाई और/या संरचना की ऊँचाई के किसी भी विवाद में अनुमन्य अधिकतम ऊँचाई एएमएसएल में ही मान्य होगी।
p. In case of any dispute with respect to site elevation and/or AGL height, Permissible Top Elevation in AMSL shall prevail.

महाप्रबंधक (प्र.टी.एम.) प.क्षे.
General Manager (ATM), W.R.
Airports Authority of India
भारतीय विमानपत्तन प्राधिकरण

भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

NAVI/WEST/B/062422/679003

क्षेत्र का नाम / Region Name: पश्चिम/WEST

पदनामित अधिकारी/Designated Officer नाम/ पदनाम/दिनांक सहित हस्ताक्षर Name/Designation/Sign with date	गोपाकुमार आर. एस. / GOPAKUMAR R.S. महाप्रबंधक (ए.टी.एम.), पश्चिमी क्षेत्र General Manager (A.T.M.), Western Region भारतीय विमानपत्तन प्राधिकरण / Airports Authority of India मुम्बई / Mumbai - 400 099.
द्वारा तैयार Prepared by	16/08/2022 Ashok Tiwary SM DOAS
द्वारा जांचा गया Verified by	16/08/2022 Sangeeta Pandey AGM(ATM) DOAS

ईमेल आईडी / EMAIL ID : nocwr@aai.aero
फोन/ Ph: 022-28300656

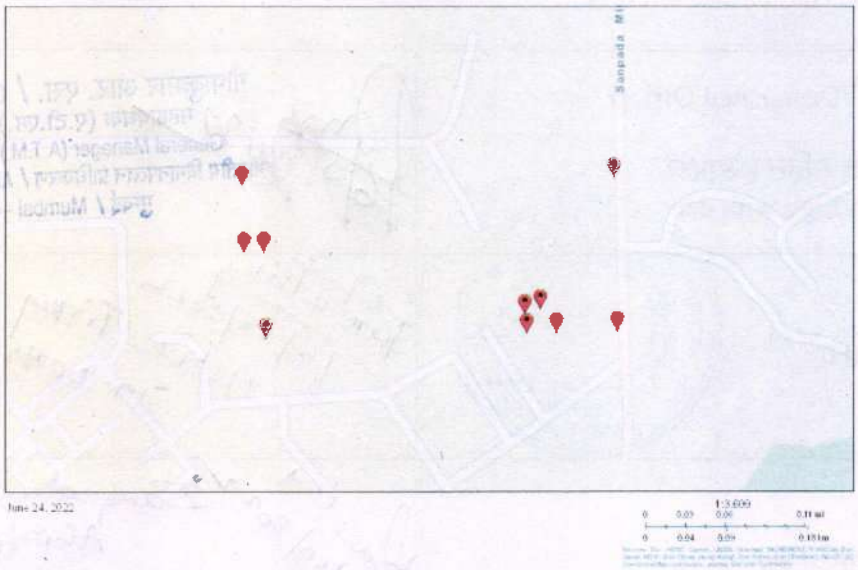
ANNEXURE/अनुलग्नक

Distance From Nearest Airport And Bearing/निकटतम विमानक्षेत्र से दूरी और बीयरिंग

Airport Name/ विमानक्षेत्र का नाम	Distance (Meters) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से दूरी (मीटर मे)	Bearing(Degree) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से बीयरिंग (डिग्री
Juhu	21122.48	104.99
Navi Mumbai	7238.91	327.14
Santa Cruz	17692.62	105.6
NOCID	NAVI/WEST/B/062422/679003	

NAVI/WEST/B/062422/679003

Street View



Satellite View



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

NAVI/WEST/B/063022/680726

मालिक का नाम एवं पता	M/s Newfound Properties & Leasing Pvt Ltd	**दिनांक/DATE:**	16-08-2022
OWNERS Name & Address	Plot No C- 30, Block G, Opposite SIDBI, Bandra Kurla Complex, Bandra East, Mumbai-400051	**वैधता/ Valid Up to:**	15-08-2030

ऊँचाई की अनुमति हेतु अनापत्ति प्रमाण पत्र(एनओसी)
No Objection Certificate for Height Clearance

1) यह अनापत्ति प्रमाण पत्र भारतीय विमानपत्तन प्राधिकरण (भाविप्रा) द्वारा प्रदत्त दायित्वों के अनुक्रम तथा सुरक्षित एवं नियमित विमान प्रचालन हेतु भारत सरकार (नागर विमानन मंत्रालय) की अधिसूचना जी. एस. आर. 751 (ई) दिनांक 30 सितम्बर, 2015, जी. एस. आर. 770 (ई) दिनांक 17 दिसंबर 2020 द्वारा संशोधित, के प्रावधानों के अंतर्गत दिया जाता है ।

1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep.2015 amended by GSR770(E) dated 17th Dec 2020 for safe and Regular Aircraft Operations.

2). इस कार्यालय को निम्नलिखित विवरण के अनुसार प्रस्तावित संरचना के निर्माण पर कोई आपत्ति नहीं है।

2. This office has no objection to the construction of the proposed structure as per the following details:

अनापत्ति प्रमाणपत्र आईडी / NOC ID	NAVI/WEST/B/063022/680726
आवेदक का नाम / Applicant Name*	Arun V Dhuri
स्थल का पता / Site Address*	Zone 2 (IT building 5A and 5B) of Plot No Gen 2/1/D, Gen 2/1/E, Gen 2/1/F at TTC Industrial Area, Turbhe, Navi Mumbai,Turbhe,Navi Mumbai,Maharashtra
स्थल के निर्देशांक / Site Coordinates*	19 03 12.13N 73 01 51.87E, 19 03 01.56N 73 01 52.00E, 19 03 13.88N 73 01 55.71E, 19 03 12.28N 73 01 55.77E, 19 03 13.88N 73 01 56.06E, 19 03 01.64N 73 01 56.28E
स्थल की ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर), (जैसा आवेदक द्वारा उपलब्ध कराया गया) / Site Elevation in mtrs AMSL as submitted by Applicant*	27.5 M
अनुमन्य अधिकतम ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	124.67 M (Restricted)

क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा केबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपारले ईस्ट
मुंबई- 400099 दूरभाष संख्या : 91-22-28300606
Regional headquarter Western Region,Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East
Mumbai-400099 Tel. no. 91-22-28300606

*** जैसा आवेदक द्वारा उपलब्ध कराया गया / As provided by applicant***

3) यह अनापत्ति प्रमाण पत्र निम्नलिखित नियम व शर्तों के अधीन है: -
3. **This NOC is subject to the terms and conditions as given below:**

क) आवेदक द्वारा उपलब्ध कराए गए स्थल की ऊँचाई तथा निर्देशांक को, प्रस्तावित संरचना हेतु अनुमन्य अधिकतम ऊँचाई जारी करने के लिए प्रयोग किया गया है | भारतीय विमान पत्तन प्राधिकरण, आवेदक द्वारा उपलब्ध कराये गए स्थल की ऊँचाई तथा निर्देशांक की यथार्थता का ना तो उत्तरदायित्व वहन करता है, और ना ही इनको प्रमाणीकृत करता है | यदि किसी भी स्तर पर यह पता चलता है कि वास्तविक विवरण, आवेदक द्वारा उपलब्ध कराए गए विवरण से भिन्न है, तो यह अनापत्ति प्रमाण पत्र अमान्य माना जाएगा तथा क़ानूनी कार्यवाही की जाएगी | सम्बंधित विमान क्षेत्र के प्रभारी अधिकारी द्वारा एयरक्राफट नियम 1994 (भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन कार्यवाही की जायगी ।
a. Permissible Top elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The officer in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994",

ख) अनापत्ति प्रमाण पत्र के आवेदन में आवेदक द्वारा उपलब्ध कराए गए स्थल निर्देशांक को सड़क दृश्य मानचित्र और उपग्रह मानचित्र पर अंकित किया गया है जैसा कि अनुलग्नक में दिखाया गया है। आवेदक / मालिक यह सुनिश्चित करे कि अंकित किए गए निर्देशांक उसके स्थल से मेल खाते हैं। किसी भी विसंगति के मामले में, नामित अधिकारी को अनापत्ति प्रमाण पत्र रद्द करने के लिए अनुरोध किया जाएगा।
b. The Site coordinates as provided by the applicant in the NOC application has been plotted on the street view map and satellite map as shown in ANNEXURE. Applicant/Owner to ensure that the plotted coordinates corresponds to his/her site. In case of any discrepancy, Designated Officer shall be requested for cancellation of the NOC.

ग) एयरपोर्ट संचालक या उनके नामित प्रतिनिधि, अनापत्ति प्रमाण पत्र नियमों और शर्तों का अनुपालन सुनिश्चित करने के लिए स्थल (आवेदक या मालिक के साथ पूर्व समन्वय के साथ) का दौरा कर सकते हैं।
c. Airport Operator or his designated representative may visit the site (with prior coordination with applicant or owner) to ensure that NOC terms & conditions are complied with.

घ) संरचना की ऊँचाई (सुपर स्ट्रक्चर सहित) की गणना अनुमन्य अधिकतम ऊँचाई (ए एम एस एल) से स्थल की ऊँचाई को घटाकर की जायेगी | अर्थात, संरचना की अधिकतम ऊँचाई = अनुमन्य अधिकतम ऊँचाई (-) स्थल की ऊँचाई |
d. The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.

च) अनापत्ति प्रमाण पत्र जारी करना, भारतीय एयरक्राफ्ट एक्ट 1934 , के सैक्शन 9-A तथा इसके अंतर्गत समय-समय पर जारी अधिसूचनाएं तथा एयरक्राफट नियम (1994 भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन है ।
e. The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including, "The Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994".

छ) कोई भी रेडियो/ टीवी एन्टीना, लाइटनिंग अरैस्टर, सीढ़िया, मुमटी, पानी की टंकी अथवा कोई अन्य वस्तु तथा किसी भी प्रकार के संलग्नक उपस्कर पैरा 2 में उल्लेखित अनुमन्य अधिकतम ऊँचाई से ऊपर नहीं जानी चाहिए ।
f. No radio/TV Antenna, lightening arresters, staircase, Mumty, Overhead water tank or any other object and attachments of fixtures of any kind shall project above the Permissible Top Elevation as indicated in para 2.

ज) विमानक्षेत्र संदर्भ बिंदु के 8 KM के भीतर तेल, बिजली या किसी अन्य ईंधन का उपयोग जो उड़ान संचालन के लिए धुएं का खतरा पैदा नहीं करता है, ही मान्य है।
g. Use of oil, electric or any other fuel which does not create smoke hazard for flight operation is obligatory, within 8 KM of the Aerodrome Reference Point

झ) यह प्रमाणपत्र इसके जारी होने की तारीख से 8 साल की अवधि के लिए वैध है। एक बार रिवेलीडेशन की अनुमति दी जा सकती है, बशर्ते कि इस तरह का अनुरोध एनओसी की समाप्ति की तारीख से छह महीने के भीतर किया जाए और प्रारंभिक प्रमाणपत्र 8 साल की वैधता अवधि के भीतर प्राप्त किया जाए ।
h. The certificate is valid for a period of 8 years from the date of its issue. One-time revalidation shall be allowed, provided that such request shall be made within six months from the date of expiry of the NOC and commencement certificate is obtained within initial validity period of 8 years.

ट) भवन के निर्माण के दौरान या उसके बाद किसी भी समय स्थल पर ऐसी कोई भी लाइट या लाइटो का संयोजन नहीं लगाया जाएगा जिसकी तीव्रता, आकृति या रंग के कारण वैमानिक ग्राउन्ड लाइटों के साथ भ्रम उत्पन्न हो । विमान के सुरक्षित प्रचालन को प्रभावित करने वाली कोई भी गतिविधि मान्य नहीं होगी |
i. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time, during or after the construction of the building. No activity shall be allowed which may affect the safe operations of flights.

ठ) आवेदक द्वारा विमानपत्तन पर या उसके आसपास विमान से उत्पन्न शोर, कंपन या विमान प्रचालन से हुई किसी भी क्षति के विरूद्ध कोई शिकायत/दावा नहीं किया जाएगा ।
j. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.

ड) डे मार्किंग तथा सहायक विद्युत आपूर्ति सहित नाइट लाइटिंग (डीजीसीए भारत की वेबसाइट www.dgca.nic.in पर उपलब्ध) नागर विमानन आवश्यकताएं श्रंखला 'बी' पार्ट । सैक्शन-4 के चैप्टर 6 तथा अनुलग्नक 6 में विनिर्दिष्ट दिशानिर्देशों के अनुसार उपलब्ध कराई जाएंगी ।
k. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series 'B' Part I Section 4, available on DGCA India website: www.dgca.nic.in

ढ) भवन के नक्शे के अनुमोदन सहित अन्य सभी वैधानिक अनापत्ति, संबंधित प्राधिकरणों से लेना आवेदक की जिम्मेदारी होगी, क्योंकि इस ऊँचाई हेतु अनापत्ति प्रमाणपत्र लेने का उद्देश्य सुरक्षित एवं नियमित विमान प्रचालन सुनिश्चित करना है तथा इसे भूमि के स्वामित्व आदि सहित किसी अन्य उद्देश्य/ दावे के लिए दस्तावेज के रूप में प्रयोग नहीं किया जा सकता ।
l. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This NOC for height clearances is only to ensure safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.

ण) इस अनापत्ति प्रमाणपत्र आईडी का मूल्यांकन Juhu,Navi Mumbai,Santa Cruz विमानक्षेत्रो के संबंध में किया गया है। यह अनापत्ति प्रमाणपत्र भारतीय विमान पत्तन प्राधिकरण के विमानक्षेत्रो और अन्य लाइसेंस प्राप्त सिविल विमानक्षेत्रो, जो जी. एस. आर. 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची - III, अनुसूची - IV (भाग-I), अनुसूची- IV (भाग -2; केवल RCS हवाई अड्डे) और अनुसूची- VII में सूचीबद्ध हैं, के लिए जारी किया गया है ।
m. This NOC ID has been assessed with respect to the Juhu,Navi Mumbai,Santa Cruz Airports. NOC has been issued w.r.t. the AAI Aerodromes and other licensed Civil Aerodromes as listed in Schedule – III, Schedule – IV(Part-I), Schedule- IV (Part-2; RCS Airports Only) and Schedule-VII of GSR 751(E) amended by GSR770(E)

त) यदि स्थल रक्षा विभाग के विमान क्षेत्र के अधिकार क्षेत्र में आता है, जैसा कि जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित की अनुसूची-V में सूचीबद्ध है, तो आवेदक को रक्षा विभाग से अलग से अनापत्ति प्रमाणपत्र लेना होता है। जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के नियम 13 के अनुसार, आवेदकों को उन स्थलों के लिये, जो जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची- IV (भाग -2; आरसीएस हवाई अड्डों के अलावा) के रूप में सूचीबद्ध बिना लाइसेंस वाले विमान क्षेत्र के अधिकार क्षेत्र में आता हैं, तो संबंधित राज्य सरकार से भी अनापत्ति प्रमाणपत्र लेने की आवश्यकता है।
n. Applicant needs to seek separate NOC from Defence, if the site lies within the jurisdiction of Defence Aerodromes as listed in Schedule – V of GSR 751 E amended by GSR770(E). As per rule 13 of GSR 751 E amended by GSR770(E), applicants also need to seek NOC from the concerned state government for sites which lies in the jurisdiction of unlicensed aerodromes as listed in Schedule-IV (Part-2; other than RCS airports) of GSR 751 E amended by GSR770(E)

थ) अनापत्ति प्रमाण पत्र (एनओसी) की किसी भी त्रुटि/व्याख्या की स्थिति में अंगरेजी अनुवाद ही मान्य होगा |
o. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.

द) स्थल की ऊँचाई और/या संरचना की ऊँचाई के किसी भी विवाद में अनुमन्य अधिकतम ऊँचाई एएमएसएल में ही मान्य होगी |
p. In case of any dispute with respect to site elevation and/or AGL height, Permissible Top Elevation in AMSL shall prevail.

General Manager (ATM), W.R.
Airports Authority of India

NAVI/WEST/B/063022/680726

क्षेत्र का नाम / Region Name: पश्चिम/WEST

पदनामित अधिकारी/Designated Officer नाम/ पदनाम/दिनांक सहित हस्ताक्षर Name/Designation/Sign with date	गोपाकुमार आर. एस. / GOPAKUMAR R.S. महाप्रबंधक (ए.टी.एम.), पश्चिमी क्षेत्र General Manager (A.T.M.), Western Region भारतीय विमानपत्तन प्राधिकरण / Airports Authority of India मुम्बई / Mumbai - 400 099.
द्वारा तैयार Prepared by	16/08/2022 Ashok Tirkey SM DOAS
द्वारा जांचा गया Verified by	16/08/2022 Sangeeta Panicker AGM(ATM-DoAS)

ईमेल आईडी / EMAIL ID : nocwr@aai.aero
फोन/ Ph: 022-28300656

ANNEXURE/अनुलग्नक

Distance From Nearest Airport And Bearing/निकटतम विमानक्षेत्र से दूरी और बीयरिंग

Airport Name/ विमानक्षेत्र का नाम	Distance (Meters) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से दूरी (मीटर मे)	Bearing(Degree) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से बीयरिंग (डिग्री
Juhu	21319.66	103.93
Navi Mumbai	7383.16	327.85
Santa Cruz	17886.34	104.34
NOCID	NAVI/WEST/B/063022/680726	

NAVI/WEST/B/063022/680726

Street View



Satellite View



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

NAVI/WEST/B/063022/680729

मालिक का नाम एवं पता	M/s Newfound Properties & Leasing Pvt Ltd	**दिनांक/DATE:**	16-08-2022
OWNERS Name & Address	Plot No C- 30, Block G, Opposite SIDBI, Bandra Kurla Complex, Bandra East, Mumbai-400051	**वैधता/ Valid Up to:**	15-08-2030

ऊँचाई की अनुमति हेतु अनापत्ति प्रमाण पत्र(एनओसी)
No Objection Certificate for Height Clearance

1) यह अनापत्ति प्रमाण पत्र भारतीय विमानपत्तन प्राधिकरण (भाविप्रा) द्वारा प्रदत्त दायित्वों के अनुक्रम तथा सुरक्षित एवं नियमित विमान प्रचालन हेतु भारत सरकार (नागर विमानन मंत्रालय) की अधिसूचना जी. एस. आर. 751 (ई) दिनांक 30 सितम्बर, 2015, जी. एस. आर. 770 (ई) दिनांक 17 दिसंबर 2020 द्वारा संशोधित, के प्रावधानों के अंतर्गत दिया जाता है ।

1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep.2015 amended by GSR770(E) dated 17th Dec 2020 for safe and Regular Aircraft Operations.

2). इस कार्यालय को निम्नलिखित विवरण के अनुसार प्रस्तावित संरचना के निर्माण पर कोई आपत्ति नहीं है ।

2. This office has no objection to the construction of the proposed structure as per the following details:

अनापत्ति प्रमाणपत्र आईडी / NOC ID	NAVI/WEST/B/063022/680729
आवेदक का नाम / Applicant Name*	Arun V Dhuri
स्थल का पता / Site Address*	Zone 4 (Food Court, Retail building, Glass Box) of Plot No Gen 2/1/D, Gen 2/1/E, Gen 2/1/F at TTC Industrial Area, Turbhe, Navi Mumbai,Turbhe,Navi Mumbai,Maharashtra
स्थल के निर्देशांक / Site Coordinates*	19 03 02.18N 73 01 39.25E, 19 03 02.19N 73 01 39.79E, 19 03 02.37N 73 01 42.11E, 19 03 01.36N 73 01 42.14E, 19 03 09.44N 73 01 47.64E, 19 03 01.47N 73 01 47.73E
स्थल की ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर), (जैसा आवेदक द्वारा उपलब्ध कराया गया) / Site Elevation in mtrs AMSL as submitted by Applicant*	14.5 M
अनुमन्य अधिकतम ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	124.41 M (Restricted)

क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा केबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपारले ईस्ट
मुंबई- 400099 दूरभाष संख्या : 91-22-28300606
Regional headquarter Western Region,Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East
Mumbai-400099 Tel. no. 91-22-28300606

*** जैसा आवेदक द्वारा उपलब्ध कराया गया / As provided by applicant***

3) यह अनापत्ति प्रमाण पत्र निम्नलिखित नियम व शर्तों के अधीन है: -
3. **This NOC is subject to the terms and conditions as given below:**

क) आवेदक द्वारा उपलब्ध कराए गए स्थल की ऊँचाई तथा निर्देशांक को, प्रस्तावित संरचना हेतु अनुमन्य अधिकतम ऊँचाई जारी करने के लिए प्रयोग किया गया है | भारतीय विमान पत्तन प्राधिकरण, आवेदक द्वारा उपलब्ध कराये गए स्थल की ऊँचाई तथा निर्देशांक की यथार्थता का ना तो उत्तरदायित्व वहन करता है, और ना ही इनको प्रमाणीकृत करता है | यदि किसी भी स्तर पर यह पता चलता है कि वास्तविक विवरण, आवेदक द्वारा उपलब्ध कराए गए विवरण से भिन्न है, तो यह अनापत्ति प्रमाण पत्र अमान्य माना जाएगा तथा क़ानूनी कार्यवाही की जाएगी | सम्बंधित विमान क्षेत्र के प्रभारी अधिकारी द्वारा एयरक्राफट नियम 1994 (भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन कार्यवाही की जायगी ।

a. Permissible Top elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The officer in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994",

ख) अनापत्ति प्रमाण पत्र के आवेदन में आवेदक द्वारा उपलब्ध कराए गए स्थल निर्देशांक को सड़क दृश्य मानचित्र और उपग्रह मानचित्र पर अंकित किया गया है जैसा कि अनुलग्नक में दिखाया गया है। आवेदक / मालिक यह सुनिश्चित करे कि अंकित किए गए निर्देशांक उसके स्थल से मेल खाते हैं। किसी भी विसंगति के मामले में, नामित अधिकारी को अनापत्ति प्रमाण पत्र रद्द करने के लिए अनुरोध किया जाएगा।

b. The Site coordinates as provided by the applicant in the NOC application has been plotted on the street view map and satellite map as shown in ANNEXURE. Applicant/Owner to ensure that the plotted coordinates corresponds to his/her site. In case of any discrepancy, Designated Officer shall be requested for cancellation of the NOC.

ग) एयरपोर्ट संचालक या उनके नामित प्रतिनिधि, अनापत्ति प्रमाण पत्र नियमों और शर्तों का अनुपालन सुनिश्चित करने के लिए स्थल (आवेदक या मालिक के साथ पूर्व समन्वय के साथ) का दौरा कर सकते हैं।

c. Airport Operator or his designated representative may visit the site (with prior coordination with applicant or owner) to ensure that NOC terms & conditions are complied with.

घ) संरचना की ऊँचाई (सुपर स्ट्रक्चर सहित) की गणना अनुमन्य अधिकतम ऊँचाई (ए एम एस एल) से स्थल की ऊँचाई को घटाकर की जायेगी | अर्थात, संरचना की अधिकतम ऊँचाई = अनुमन्य अधिकतम ऊँचाई (-) स्थल की ऊँचाई |

d. The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.

च) अनापत्ति प्रमाण पत्र जारी करना, भारतीय एयरक्राफ्ट एक्ट 1934 , के सैक्शन 9-A तथा इसके अंतर्गत समय-समय पर जारी अधिसूचनाएं तथा एयरक्राफट नियम (1994 भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन है ।

e. The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including, "The Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994".

ण) इस अनापत्ति प्रमाणपत्र आईडी का मूल्यांकन Juhu,Navi Mumbai,Santa Cruz विमानक्षेत्रो के संबंध में किया गया है। यह अनापत्ति प्रमाणपत्र भारतीय विमान पत्तन प्राधिकरण के विमानक्षेत्रो और अन्य लाइसेंस प्राप्त सिविल विमानक्षेत्रो, जो जी. एस. आर. 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची - III, अनुसूची - IV (भाग-I), अनुसूची- IV (भाग -2; केवल RCS हवाई अड्डे) और अनुसूची- VII में सूचीबद्ध हैं, के लिए जारी किया गया है ।
m. This NOC ID has been assessed with respect to the Juhu,Navi Mumbai,Santa Cruz Airports. NOC has been issued w.r.t. the AAI Aerodromes and other licensed Civil Aerodromes as listed in Schedule – III, Schedule – IV(Part-I), Schedule- IV (Part-2; RCS Airports Only) and Schedule-VII of GSR 751(E) amended by GSR770(E)

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n. Applicant needs to seek separate NOC from Defence, if the site lies within the jurisdiction of Defence Aerodromes as listed in Schedule – V of GSR 751 E amended by GSR770(E). As per rule 13 of GSR 751 E amended by GSR770(E), applicants also need to seek NOC from the concerned state government for sites which lies in the jurisdiction of unlicensed aerodromes as listed in Schedule-IV (Part-2; other than RCS airports) of GSR 751 E amended by GSR770(E)

थ) अनापत्ति प्रमाण पत्र (एनओसी) की किसी भी त्रुटि/व्याख्या की स्थिति में अंगरेजी अनुवाद ही मान्य होगा |
o. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.

द) स्थल की ऊँचाई और/या संरचना की ऊँचाई के किसी भी विवाद में अनुमन्य अधिकतम ऊँचाई एएमएसएल में ही मान्य होगी |
p. In case of any dispute with respect to site elevation and/or AGL height, Permissible Top Elevation in AMSL shall prevail.

16/3/22

महाप्रबंधक (ए.टी.एम.) प.क्षे.
General Manager (ATM), W.R.
Airports Authority of India
भारतीय विमानपत्तन प्राधिकरण

छ) कोई भी रेडियो/ टीवी एन्टीना, लाइटनिंग अरैस्टर, सीढ़िया, मुमटी, पानी की टंकी अथवा कोई अन्य वस्तु तथा किसी भी प्रकार के संलग्नक उपस्कर पैरा 2 में उल्लेखित अनुमन्य अधिकतम ऊँचाई से ऊपर नहीं जानी चाहिए ।
f. No radio/TV Antenna, lightening arresters, staircase, Mumty, Overhead water tank or any other object and attachments of fixtures of any kind shall project above the Permissible Top Elevation as indicated in para 2.

ज) विमानक्षेत्र संदर्भ बिंदु के 8 KM के भीतर तेल, बिजली या किसी अन्य ईंधन का उपयोग जो उड़ान संचालन के लिए धुएं का खतरा पैदा नहीं करता है, ही मान्य है।
g. Use of oil, electric or any other fuel which does not create smoke hazard for flight operation is obligatory, within 8 KM of the Aerodrome Reference Point

झ) यह प्रमाणपत्र इसके जारी होने की तारीख से 8 साल की अवधि के लिए वैध है। एक बार रिवेलीडेशन की अनुमति दी जा सकती है, बशर्ते कि इस तरह का अनुरोध एनओसी की समाप्ति की तारीख से छह महीने के भीतर किया जाए और प्रारंभिक प्रमाणपत्र 8 साल की वैधता अवधि के भीतर प्राप्त किया जाए ।
h. The certificate is valid for a period of 8 years from the date of its issue. One-time revalidation shall be allowed, provided that such request shall be made within six months from the date of expiry of the NOC and commencement certificate is obtained within initial validity period of 8 years.

ट) भवन के निर्माण के दौरान या उसके बाद किसी भी समय स्थल पर ऐसी कोई भी लाइट या लाइटो का संयोजन नहीं लगाया जाएगा जिसकी तीव्रता, आकृति या रंग के कारण वैमानिक ग्राउन्ड लाइटों के साथ भ्रम उत्पन्न हो । विमान के सुरक्षित प्रचालन को प्रभावित करने वाली कोई भी गतिविधि मान्य नहीं होगी |
i. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time, during or after the construction of the building. No activity shall be allowed which may affect the safe operations of flights.

ठ) आवेदक द्वारा विमानपत्तन पर या उसके आसपास विमान से उत्पन्न शोर, कंपन या विमान प्रचालन से हुई किसी भी क्षति के विरूद्ध कोई शिकायत/दावा नहीं किया जाएगा ।
j. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.

ड) डे मार्किंग तथा सहायक विद्युत आपूर्ति सहित नाइट लाइटिंग (डीजीसीए भारत की वेबसाइट www.dgca.nic.in पर उपलब्ध) नागर विमानन आवश्यकताएं श्रंखला 'बी' पार्ट । सैक्शन-4 के चैप्टर 6 तथा अनुलग्नक 6 में विनिर्दिष्ट दिशानिर्देशों के अनुसार उपलब्ध कराई जाएंगी ।
k. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series 'B' Part I Section 4, available on DGCA India website: www.dgca.nic.in

ढ) भवन के नक्शे के अनुमोदन सहित अन्य सभी वैधानिक अनापत्ति, संबंधित प्राधिकरणों से लेना आवेदक की जिम्मेदारी होगी, क्योंकि इस ऊँचाई हेतु अनापत्ति प्रमाणपत्र लेने का उद्देश्य सुरक्षित एवं नियमित विमान प्रचालन सुनिश्चित करना है तथा इसे भूमि के स्वामित्व आदि सहित किसी अन्य उद्देश्य/ दावे के लिए दस्तावेज के रूप में प्रयोग नहीं किया जा सकता ।
l. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This NOC for height clearances is only to ensure safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.

क्षेत्र का नाम / Region Name: पश्चिम/WEST

पदनामित अधिकारी/Designated Officer नाम/ पदनाम/दिनांक सहित हस्ताक्षर Name/Designation/Sign with date	गोपाकुमार आर. एस. / GOPAKUMAR R.S. महाप्रबंधक (ए.टी.एम.), पश्चिमी क्षेत्र General Manager (A.T.M.), Western Region भारतीय विमानपत्तन प्राधिकरण / Airports Authority of India मुम्बई / Mumbai - 400 099.
द्वारा तैयार Prepared by	
द्वारा जांचा गया Verified by	Sangeeta Pawaiyan Mgr(ATM-DoAS)

ईमेल आईडी / EMAIL ID : nocwr@aai.aero
फोन/ Ph: 022-28300656

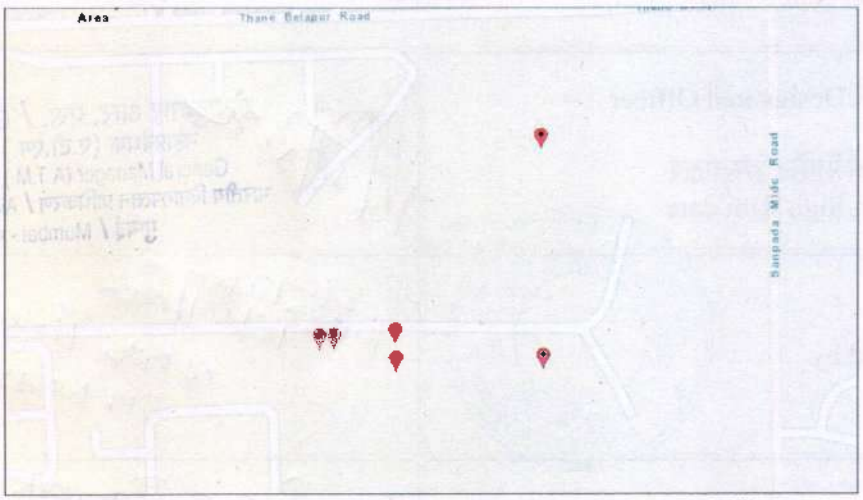
ANNEXURE/अनुलग्नक

Distance From Nearest Airport And Bearing/निकटतम विमानक्षेत्र से दूरी और बीयरिंग

Airport Name/ विमानक्षेत्र का नाम	Distance (Meters) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से दूरी (मीटर मे)	Bearing(Degree) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से बीयरिंग (डिग्री
Juhu	21034.36	104.98
Navi Mumbai	7517.17	326.23
Santa Cruz	17604.46	105.59
NOCID	NAVI/WEST/B/063022/680729	

NAVI/WEST/B/063022/680729

Street View



Satellite View



MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

(A Government of Maharashtra Undertaking)

No.EE/Dn.II/MHP/SPA/I/162456/of 2026
Office of the Executive Engineer & SPA,
MIDC Divion. II, Mahape, Navi Mumbai.
Date:- 24/03/2026.

To,
M/s. Mindspace Business Parks Pvt. Ltd.
Plot No. 3, Kalwa Block,
TTC Industrial Area,
Navi-Mumbai.

Sub. :- TTC Industrial Area.

Approval to Additions & Alterations to Building Plans & Drainage Plans for proposed F & B and Retail (High Street) Building on Plot No. 3, Kalwa Block, in TTC Industrial Area...
for M/s. Mindspace Business Parks Pvt. Ltd.

Ref. :- 1) Tracking Id: SWC/14/521/20251120/1096566.
2) Provisional Fire NOC issued by CFO Office vide No. I/160470/2026, dtd.12/03/2026.

Dear Sir,

You have submitted a combined application for approval to Additions & Alterations to Building Plans & Drainage Plans for proposed F & B and Retail (High Street) Building. Above applications is examined and following approvals are hereby granted.

A] Building Plan Approval

Since you have paid following .....

Sr. No	Scrutiny Fees	Development Charges + Addl. Premium	Ancillary FSI	Labour Cess	Compound Wall Charges
1	590.00	0.00	0.00	0.00	0.00
2	590.00	0.00	0.00	0.00	0.00
Total	**1180.00**	**0.00**	**0.00**	**0.00**	**0.00**

Sr. No	Fire & Emergency Fees.	Total	Receipt No.	Date
1	0.00	590.00	GL26433593	27/11/2025
2	297.36	887.36	GL26628689	17/03/2026
Total	**297.36**	**1477.36**		

A set of plans, received from you vide SWC/14/521/ 20251120/1096566 cited above, is hereby approved subject to acceptance and follow up of following conditions by you.

1) You had submitted plans and drawings for **Nil** of plinth area and **Nil** built up area for the plot area of **2,02,740.00 m2.** At present this office has approved plans for a total up to date Plinth area of **91516.89 m2** and total built up area of **4,47,501.97** of built-up area. This office has approved **02 No.** of drawing details of which are mentioned on the accompanying statement.

2) In case of approval to the modified plans, the original approval to the drawings granted earlier is treated as cancelled as the drawing approved now supersedes the previously approved drawing. You are requested to return the above cancelled drawings to this office for record and cancellation.

26. The plot holder shall ensure that, the foundation of the building / structure shall rest on the firm strata and not on made up / filled ground. The Architect and structural consultant appointed by the owner will be solely responsible for this condition.

27. MIDC issues permission for development of plots which are situated on river banks, adhering to the contents of the River Policy dt.13th July 2009 and as per category of Industries. PIL No. 17 of 2011 is filed against this policy at the Hon'ble High Court Bombay. It is clarified that, grant of any permission by the MIDC to any new industry in industrial estate situated on river banks will be subject to any further orders which may be passed by Hon'ble High Court, Bombay under PIL No. 17 of 2011.

28. Since you have consumed **2.24** of FSI as per the approved plan, you are requested to utilized the remaining FSI as per agreement to lease.

B) Drainage Plan Approval (Internal Works)

The set of plans in triplicate received along with the letter under reference for the above work is scrutinized the proposal is approved subject to condition as follows:

1) The work of internal and external water supply and sanitary fittings etc for the above building shall be carried out through the licensed plumber registered at local authority or of Environmental Engineering Department, or Govt. of Maharashtra.

2) The work should be carried out as per specifications confirming to I.S.S. In case they are not covered under I.S.S. then standard practice allowed by Municipal Corporation / or Local Council shall be followed.

3) The wastewater from water closets and urinals shall be passed through a septic tank of standard design.

4) The present approval to the plans does not pertain to the design of septic tank, effluent treatment plant etc. It is only location approval to these structures with reference to the plot.

5) You will be allowed to join your effluent to MIDC's common effluent collection System only after obtaining necessary N.O.C. from M.P.C. Board and actual Commissioning of pretreatment activity the Data Centre & Other Building effluent will be allowed to connect to MIDC system.

6) Overhead water tank shall be provided at the rate of 500 Litters per W.C./ Urinal provided.

7) The waste water from the closets and Urinals shall be passed through the septic tanks, which is to be adequate to meet the requirements of the persons working in the Data Centers & Other Buildings and process waste if any, prior to septic tank in series with suitable size of 100mm dia sewer trap, inspection chamber with 80 mm dia vent pipe shall be provided.

8) All vent pipes shall be minimum 80 mm dia size.

9) All rain water down take pipes shall be minimum 100 mm dia and should be provided at the rate of 1 Nos. Per 25 Sq. m. of roof area.

10) All S.W. pipes shall be minimum of 150 mm dia size.

11) It should be seen that no overflow of water from the soak pit or any process waste enters in to adjoining property or road.

12) Rain water pipes are not to be connected to underground effluent collection system. Separate drainage system shall be provided for collection of Industrial and Domestic wastes. Manholes shall be provided at the end of collection system with Arrangements for measurement of the flow.

13) In case any of the requirements, stated as above is violated by the plot holder then he is liable for disconnection of water supply and is liable for action provided under\ MIDC., Act and various regulations and as per provision in the lease agreement.

14) The completion of work as per above requirements, it shall be jointly, inspected by the concerned Deputy. Engineer, of MIDC and your representative who has designed and executed work, without which drainage completion certificate will not be issued.

15) The waste water after treatment shall be soaked in a soak pit, if sewer line is not available for the plot; whereas if effluent collection system, of MIDC is functioning, then effluent shall be connected to the same after getting drainage plans approved from this office. The effluent shall be outletted only after pretreatment confirming to the standards stipulated by Maharashtra Pollution Control Board of Govt. of Maharashtra and after obtaining their consent under water Act 1974, Air Act 1981, & Hazardous waste Rules 2008 and subsequent amendments.

You are hereby requested to go through above approvals carefully along with the terms and conditions in respect of each approval and take necessary actions accordingly in complying the same scrupulously.

Thanking you,

Yours faithfully,

SHANKAR
PARAJI
AVHAD

Digitally signed by SHANKAR PARAJI AVHAD
DN: c=IN, o=MIDC, ou=Engineering DEPARTMENT, 2.5.4.20=CB99985930E000649CFF7E4865E9E2FD66A4865B245EB412F56B015825776E6D, postalCode=421203, st=Maharashtra, serialNumber=F03C9DD14EE97DA640FBF19367D6B9D0019690C36222FAD6A6D477FCF3993F58, cn=SHANKAR PARAJI AVHAD
Date: 2026.03.24 16:48:58 +05'30'

Executive Engineer &
Special Planning Authority
MIDC Dn. II, Mahape

DA:- 1. One Statement showing details of drawings and built up area approved.
2. Copy of approved drawings/plans.

Copy submitted to

- The collector, District Thane, thane for information.
- The Chief Fire officer, MIDC, Andheri, Mumbai-93.
- The Municipal Commissioner, NNMC for information.
- The Regional Officer, MIDC, Mahape information.
- Architect Mr. Devang N. Shah, Reg. No. CA/2000/25733 for information & further needful please.
- Guard File.

ANNEXURE XI

Dust emission control measures at site



Anti smog water gun



Water sprinkling





I. PROJECT DETAILS (iii)

iii. The cost of the project(Capital and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.

Reply: The estimated project cost is Rs 2502 crores and EMP cost is estimated to be Rs 250.30 cr. as capital cost and Rs19.43 lacs of O&M cost is estimated towards EMP for construction phase.

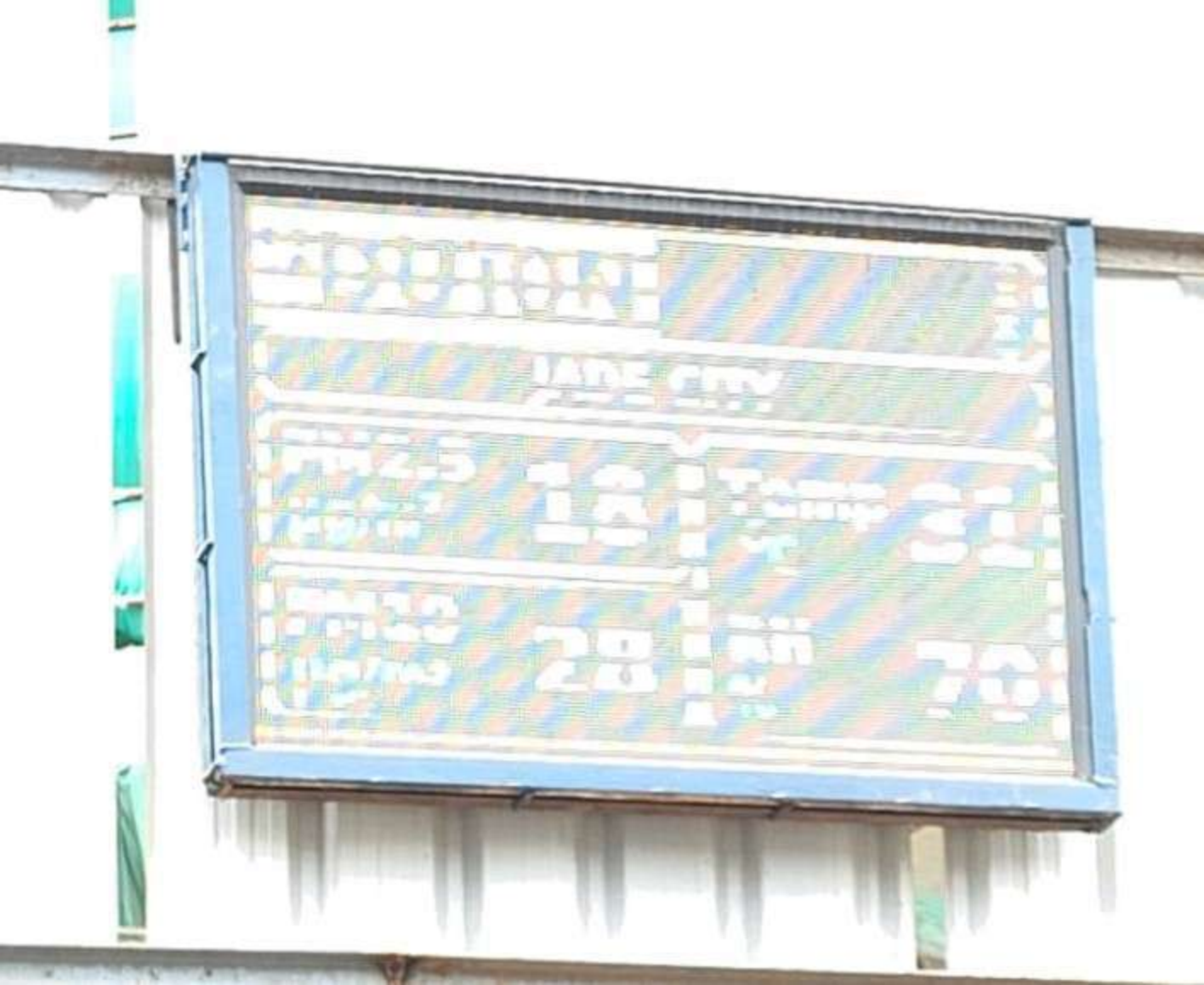
EMP COST- CONSTRUCTION PHASE

Parameter	Description & Criteria	Capital Cost in lakhs	Recurring cost in Lakhs/year
Water for dust suppression	During the construction phase, water will be required for sprinkling for suppression of dust and for construction purpose. Dust suppression machines + suppressant	10 4 nos of DS machine	80
Sensors based AQMS		4	0.5
Shade net		35	0.5
Wind breakers for storage areas	Barrication for cement and goods storage areas	2.5	0.1
Tyre washing stations	Pit and grills for vehicles	2	1
CnD Waste chutes		4.5	0.1
Noise Monitoring	noise on daily basis.	1.2	0
Soil erosion control	Cleaning and maintaining the site.	0.2	0.1
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

EMP COST- 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		


JADE CITY

Maharashtra Pollution Control Board

महाराष्ट्र प्रदूषण नियंत्रण मंडळ

FORM FOR FILING ANNUAL RETURNS

[To be submitted by producer/manufacturer/refurbisher/dismantler/recycler/bulk consumer by 30th day of June following the financial year to which that return relates]

Submitted For
April 2024-March 2025

Apply As
Bulk Consumer

1. Name of the Bulk Consumer
M/s. Newfound Properties and Leasing Pvt. Ltd.

Address of the Bulk Consumer /recycler
Plot No. GEN2/1/E, TTC Industrial Area, MIDC Juinagar, Navi Mumbai-400706.

2. Name of the authorised person
Mr. Ashish Gupta

Full address of authorised person
Plot No. GEN2/1/E, TTC Industrial Area, MIDC Juinagar, Navi Mumbai-400706.

Telephone
9899713631

Email
ashishg@kraheja.com

Fax
NA

3. BULK CONSUMERS:

Type
NA

Quantity(MT)
0

4. Name of the destination where E-waste is channelized
Not applicable

Address of the destination where E-waste is channelized
Not applicable

Place
Navi Mumbai

Date
Apr 25, 2025

Maharashtra Pollution Control Board
महाराष्ट्र प्रदूषण नियंत्रण मंडळ

Form 4
See rules 6(5),13(8),16(6) and 20(2) of Hazardous and other wastes 2016

FORM FOR FILING ANNUAL RETURNS

[To be submitted to state pollution control board/pollution control committee by 30th June of every year for the preceeding period April to march]

Unique Application Number:	***Submitted On:***	***Industry Type :***
MPCB-HW_ANNUAL_RETURN-0000052695	24-04-2025	Generator

Submitted for Year:
2025

1. Name of the generator/operator of facility	***Address of the unit/facility***
Newfound Properties & Leasing Pvt. Ltd.	Plot No. Gen. 2/1/D, Gen.2/1/E, Gen.2/1/F in Trans Thane Creek (TTC) Industrial area, MIDC, Jui Nagar, Navi Mumbai-400051

1b. Authorization Number	***Date of issue***	***Date of validity of consent***
Format 1.0/CAC-CELL/UAN No.0000124533/CE/2211001501	Nov 18, 2022	Nov 17, 2027

2. Name of the authorised person	***Full address of authorised person***
Mr. Pramod Cherat	Plot No. Gen. 2/1/D, Gen.2/1/E, Gen.2/1/F in Trans Thane Creek (TTC) Industrial area, MIDC, Jui Nagar, Navi Mumbai-400051

Telephone	***Fax***	***Email***
09899713631	02226564306	ashishg@kraheja.com

3.Production during the year (product wise), wherever applicable

Product Type *	***Product Name ****	***Consented Quantity***	***Actual Quantity***	***UOM***
OTHERS	Not Applicable as project is for Construction of an IT Park	0.0000	0	--NA--

PART A: To be filled by hazardous waste generators

1. Total Quantity of waste generated category wise

Type of hazardous waste	***Wate Name***	***Consented Quantity***	***Quantity***	***UOM***
5.1 Used or spent oil	Used / Spent Oil	3.000	1.38	KL/Anum
5.2 Wastes or residues containing oil	Wastes or residues containing oil	2.000	0	MTA
33.1 Empty barrels /containers /liners contaminated with hazardous chemicals /wastes	Empty barrels /containers /liners contaminated with hazardous chemicals /wastes	1.500	0	MTA
33.2 Contaminated cotton rags or other cleaning materials	Contaminated cotton rags or other cleaning materials	1.000	0	MTA

2. Quantity dispatched category wise.

Type of Waste	***Quantity of waste***	***UOM***	***Dispatched to***	***Facility Name***

5.1 Used or spent oil	1.38	KL/Anum	Recycler or Actual user	Plus Lubricants Gut no. 228 (P1), S. No. 43, Satepada Road, Village Abithghar, Taluka Wada, District Palghar – 421303, Maharashtra
5.2 Wastes or residues containing oil	0	MTA	0	NA
33.1 Empty barrels /containers /liners contaminated with hazardous chemicals /wastes	0	MTA	0	NA
33.2 Contaminated cotton rags or other cleaning materials	0	MTA	0	NA

3. Quantity Utilised in-house,If any

Type of Waste	***Name of Waste***	***Quantity of Waste***	***UOM***
	NA	0	KL/Anum

4. Quantity in storage at the end of the year

Type of Waste	***Name of Waste***	***Quantity of Waste***	***UOM***
5.1 Used or spent oil	Used / Spent Oil	0.3	KL/Anum
5.2 Wastes or residues containing oil	Wastes or residues containing oil	0	MTA
33.1 Empty barrels /containers /liners contaminated with hazardous chemicals /wastes	Empty barrels /containers /liners contaminated with hazardous chemicals /wastes	0	MTA
33.2 Contaminated cotton rags or other cleaning materials	Contaminated cotton rags or other cleaning materials	0	MTA

5. Quantity disposed in landfills as such and after treatment

Type	***Quantity***	***UOM***
Direct landfilling	Not applicable	KL/Anum
Landfill after treatment	Not applicable	KL/Anum

6. Quantity incinerated (if applicable)	***UOM***
Not applicable	KL/Anum

Personal Details

Place	***Date***	***Designation***
Navi Mumbai	2025-04-24	General Manager

Sr NO	Date	Vehicle NO	Driver Name	Vehicle mo.	PUC Validity	Insurance NO	Insu Exp Date	Owner NAME & Driver ADDRESS	Remark
1)	30/12/25	MH02GH 2619	Suresh Kumar pal	Tata	21 Jan 26	New Model	12 Jan 26	Suresh Kumar Pal Babupur Naziyawan Rajepur Bindban Kunda, Pratapgarh UP- 23	HCEC
2)	30/12/25	MH05 AM 3152	Vijay Pal mangh Uttanda Post mubarakpur - Tmal Ambedkar nagar UP.	Tata	03/12/26	NGC11092-48000101	17 Feb 2026	UMESH Trimurti nagar Kalyan road near Tulja bhawani Temple Dombivali	HCEC
3)	30/12/25	HR 38 AC 0178	Salim Alam D/Sst-Baday Village - OJHANI U.P.	Eicher	27/02/2026	YGC12457980000101	31/10/2026	Salim Alam D/Sst-Baday Village - OJHANI	Technomom
4)	30/12/25	MH01EE 4308	Manish Kumar Gaud Walidpur Mohammadabad Gohiney Mau U.P. 276405	Tata ACE	10/03/26	630277649100 00	23/02/26	Manoj Kumar Pal Room No- 307-1- Shri gajanan Kzopadi Sang Ambedkar Road Wadala Mumbai 400031	HCEC
5	31/12/25	MH03 DV 3352	M. Abusufiyan Hajiwal Shaikh Nawaj Hattal madina masjid Indira N Shelli I= mankhurd mandala mumbai 400943	Sutar Loiza	18/07/2025	MH00302560037407	18/07/2026	Anish Ahemad Ram m. o/ mankhurd mandala mumbai 400043	
6)	02/01/26	MH43 BX 2485	BHANWAR SINGH B2-GAJNAI KANGSAR TEH-SOJAT DIST-PALI SOJAT PALI RJ-306114	mahindra	MH 004010 70018768 27/12/26	D177396022 SBI GEN-INS-CO.	25-Dec 26	SURAWAN SINGH Bldg-A-105 GOVIND PATIL PLOT NO-463 TURBHE BANK of India ROAD SEC-22 SANPADA NAVI MUM-400705	TECHNO
02	02/01/25	MH04 KU 9182	RAM JANAK YADAV BAGI BHAINSA JAUNPUR KERAKAT JAUNPUR 222129	EICHER	MH 24012 20185742	3379/0394336 5. New vehicle 12/06/2024	23/06/2024	GORAKHANATH P. PATIL B/102 SHREERAM SARVOR JP THAKUR MARG NR GANESH mandir Bhayander West THANE 401101	TECHNO

SR.NO.	Date-	Vehical No.	Driver Name	Vehical Mo.	POC Vailed Upto	Insurance No.	Ins. Exp. Date	Owner Name address	Remark
1.	02/01/26	MH04KU 5065	Kamlesh Gupta	Eicher	15/09/26	NICO892503000102	31/01/2026	Mr. Sukuram Gupta Room No. 014 Kranti nagar Anand Nagar Galli Bayander East 401105	Techno
02	04/01/2026	MH46 BF 8456	Vilas Jaktap. Khalchi Ali Near Samaj mandir Vahivaon Tal Wal Satara Vahavaon Satara 415517	Jiesur	15/12/26	VIC0091457800101	6/03/2026	Prakash Babani Dhamal Samram CHS. Plot 20 SEC. 13 Kalamboli Tal Panvel Dist Raigad MH. Panvel-410218 MahaRashatu	H.C.E.C.
03	04/01/0026	MH03 ES 6759	Sanket more Bhairnath more Ishwar Kolar Ram No 2 Jaymalar chal Vakli bar Road Ishwar Kolar Best	Tata	20/08/25	TA@110900 2000100	10/08/2026	Sanket More Ishwar Kolar Ram No 2 Jaymalhar chal Vakli bar Road Ishwar Kolar Best	Techno
01.	06/01/26	MH46 CU 2655	Ashfak Ahmed	Ashok Leyland Tailor	29/10/26	RB 22489300 9 Reliance General Insurance	08/10/25	Shan Kar Kadam Kalomboli	Maksan
02	07/01/2026	MH46 BV 4831	Mohd Huzaifa Khan Holder TRansPaRT IORD Floor. OPP AD. Kothari Marzine ST Darukhana mumbai 400010	Ashok Leyland	21/11/2025	R140825148557	16/08/2026	Manoj Kumar Chaudhary Room-303 Ambaji park Plot 24 Sec. 17 Road pali Kalomboli Panvel Raigarh MH. 410206	Techno
03	07/01/26	MH01DR 0804	Aditya Dhumal Lalbag Parel Mumbai	Mahindra Supro	28/09/26	180801105515	29/10/25	Ramesh Dhumal Jakeria bander Road Sewdi mumbai	Techno
01	08/01/26	MH46 BM 7109	VIRDANTI S/O Mangal gram Paikoliya Post Jaipur Thenaichhanwari Amorg Kinas Basti Haryana (U.P.)	Ashok Leyland	25/11/2025	111022523340089970	17/08/2026	Dattu Sharad Eknath Nevase Kalamboli maharashtra Mumbai	maksan

SR/No	Date	Vehicle/No	Driver/Name	Vehicle/Mo.	PUC Valid Date	Insurance/No	Insu/EXP/Date	Owner Name/Address	Remark
02	08/01/26	MH46CL 2884	Meraj Ahmed	MH46CL 2884 Tata Signa	26/11/2026	P00252000003/ 4103/102284	26/11/2026	Raju Seth Chember Mumbai maharstra	maxon
03	08/01/26	MH46AB 0603	Abhimanyu S/O Siddhu Sharma 222 Rawat Jalalpur Post Kathwag Uttar Pradesh						
03	08/01/26	MH46BB 6854	Ajay kumar village Post Bargo PS. Khalilabad U.P.	Ashok Leyland	01/02/2026	P00262000002/4103/102084	04/01/2027	Rahish kham Kalamboli Steel market Taloja mumbai maharastra	maxon
04	08/01/26	MH46AF 3794	Amit kumar Khalilabad Sant Kabirnagar U.P	Ashok Leyland	29/01/2026	630256625000000	4/01/2027	Rahish kham Kalamboli Steel market Taloja Mumbai maharastra	maxon
05	09/01/2026	MH04 KF 3737	Vinod kumar Surdahpur Raumpar Sagari Azamgarh UP 276122	Tata 407	29/10/2026	MH004041000010868	10/09/2026	Vinod kumar Surdahpur Raumpur Sagari Azamgarh U.P. 276122	Balaji P.
01	10/01/2026	MH47BL 3841	Ajay Kamble	Bolero Maxx Pup	MH00100543 0004525 28/09/26	231520796688 72000 00 0	06/12/2026	Ajay Kamble 219 Sant Tukaram Rd Zopada, Maket Masjid Bunder Mumbai 400009	
01	14/01/2026	MH03 CV6554	Pappu prasad mangoli Kailash pal, chawl-06 Room no 03 Mumbai TEKADI CAVES CH Mumbai-400060	ASHAR	MH03 0284 00003 CL 30/12/26	21506/45/28/001480	26/03/2026	VISHAL CHANDRAKANT SAWANT 103 SONAM ANNAPURNA Bldg. 06. CHS. New Golani. Int. Road Bhayander (W) - 401101	Techno

Sr.No	Date	Vehicle No	Driver /Name	Vehicle mo.	PUC valid Date	Insurance / NO	Ins+Rto Date	Owner name & Address	Remark
02	14/1/26	MH04FU8114	Kiran Dhanawade Shanti Bldg. Flat No. 102. Plot NO-109 Sec-11 Kopar Khairane Navi Mumbai 400709	FCO	MH04 3200 2400 24 DT 28/04/2026	6302911071100000 28.	28/03/2026	Weslren Lube Co. 349 Gala I-3 Shree Ganesh Complex Gun Davali Tal Bhiwandi Dattbanebhiwandi Maharashtra Bhiwandi 421302	Makson
01	15/01/26	MH46 BU 3502	Meraj Sant Kabirnagar Village: dhasara Khalilabad U.P.	Ashok Lyland	14 sep 2026 MH01800320022876	CV-26-1908-18030000367 Bajaj Allianz	24 JUL 2026	Jyoti Transport	
02	15/01/26	MH46 BU 2476	Brijesh Kumar Balakram Pach Pokharia. Sant Kabir nagar Uttar pradesh 272262	Ashok Lyland	10 sep 26	10 Sep 2026 1769831601000	10 sep 2026	Durgadhan Sante Satara Maharashtra	KRC steel
03	15/01/25	MH46 BU 2634	Ashok Kumar Pathan Abdul Aziz Chawl Adhani Comp Nityanand nagar Ghatkopar mumbai maharashtra 400086	Ashok Lyland	MH04601 88000031 19 APR 2026 OG	OG-26-1905-1803-0000340 Bajaj Allianz	30 Apr 2025	Durgadhan Sante Satara maharashtra	"
04	15/01/26	MH46 BU 5867	Sandeep Prasad Mhinauli bagbaych ghat bhatpar Ranidevia U.P.	Ashok Lyland	16/02/26 UP42 2000 3803	3003/38004387 5/00/000	11/02/26	Durgadhan Sante Satara maharashtra	"
05	15/01/26	MH46 BU 3514	Balwant Pal Hisamuddinpur Piprara Allapur Ambedkarnagar 224181	Ashok Lyland	16 Apr 2026		24/JUL/2026	Durgadhan sante Satara maharashtra	"

SN	Date	V. No.	Driver Name Add	V. Model	PUC valid upto	Insurance valid upto	Insurance Date	Owner name & addr	Remark
06	15/01/26	MH46 BM8486	Vivek Kumar mishra mulgi chawl No 12 Room No 022 Kurla court LBS marg Kurla mumbai 400070	Ashok Lyland	01 May 2026		06 May 2026	Durgadhan Saste Satara maharashtra	ISRC steel
07	15/01/26	MH43BX 6113	mahendra kumar pipra Govind Sant Kabir nagar uttarpradesh 272125	Ashok Lyland	MH04C014 2004008B 19/10/26	300326151878 07/000 25 Aug 2026	25 Aug 2026	Icargo motors Jai mangal ajit Complex R.No. 117 Plot no. 4/49 Sector 19. Vashi Navimumbai Thane 400705	KRC steel
01	16/01/2026	MH46, BU2579	Shaquim Ahmed PIPRA Gorakhpur Po. KOHARIA AWAN PS DUDHARA KHALILABAD SANT KABIR NAGAR. 272126	Ashok Leyland	MH04KP12 0005163 03/05/26	EB13026203 8 MAY 2026	8 MAY 2026	SHOKI Mate. Corp Ltd Office no. 246 KALWA MODE KALAMBOLI RAIGARH (MH) 410218	KRC steel
02	16/01/2026	MH04 BS1857	Yogaraj R AWARE R.No 467/08 SAINATH VARDI SEC-1A AIROLI GHANSOLI THANE 400708	TATA 1613	MH005008880 P02328 01/05/2026				KRC cement 240 bags
03	16/01/2026	MH02AG 9881	Rupesh Kalaskar Hous No-1/594 Ram Nagar SP Road NR Bharat Greater mumbai Sudumbar 400068	Tata AIG	MH04701U 2003436 DT: 29/08/26	6301177820000 29/11/26		N. Vruddhi Steel 6th Floor 603 Celeo The Plaza VP Road Vile Parle West mumbai 400056 India Namrath Hareen Shah	Vruddhi Steel

Sr	Date	V. No.	Driver Name & Addr	V. model	PUC valid upto	Insurance valid	Insurance Date	Owner Name & Add	Remark
1.	17/01/26	MH40 CT 7879	Jitendra Balwant singh Harihar nagar kandivali east kamban Tal: Dahanu Dist Palghar 401601	TATA Trailer	New 01/02/2026	170822423340031 993 Reliance Alliance	03 Nov. 2026	Anil Panja Plot no C-26 At Maa Umiya Kamptee Nagpur maharashtra 440001	KRC
2.	18/01/26	MH 43 CE 7834	MD. AYYUB B/213 SATYAM SEVA MANDAL JIJAMATA NAGAR KALA CHOWKI PAWAI MUM 76	TATA	New 8/1/26	—	—	New vehicle	
1.	19/01/26	MH03 CV 3234 4198	Awdesh Kumar Narayan nayar Ghatkopar (we) mumbai	ASOK	11/12/26 MH04A0109	33495792215849 18/06/2026	18/06/2026	Shivaji Pande shankar nayar chember mumbai	S. venkat
2.	19/01/26	MH03 CV 4198 3234	Noor Alam Fakir Hossain nayar Govandi mumbai	Asok	11/12/2026 MH04A0109	P01262 00003/4103/101 485	02/09/2026	Same as above	"
1.	20/01/26	MH NL01 AE 8187	Kashmir Singh 213 baba buddha vihar nagpur Cm (Opp) nagpur M.H. 440023	TATA Trailer	18/Aug 2026	3379/02 00642A/000 5/04/2019	10 mar 2026	Barbad Singh Airoli	
1	21/01/2026	MH01 CB 3999	Ishtiyak Ahmed Darulkhana Zalkda Builder Haji Timber Mart No-10 mumbai 400010	Tata	13/07/26	MH02A012-30007127	19/12/2026	Mushtaq Ur Sooriya Dongri mumbai maharashtra 400209 -	

SRN.	Date	V.N.	Driver / Name	Vehicle m.	PUC Valid Date	Insurance / No	Insured Date	Owner Name Address	Remarks
01	25/01/2026	MH46 F 0920	Yokesh Kumar Meerapur Po Gopalpur Ps. Bakshiramal Dadwal Distt Babiz Nagar UP 272152	TATA	11/03/2026	Reliance Alliance	10/6/2026	Durgah Parshad S. Kalamboli Panvel	H.C.F.C.
02	27/01/2026	RJ47 GA 2634	Nagar- Pathraliz02 - mewat NR. 122104 Judhpur 342001	TATA MOTORS	5/04/2026	Shree Ram	106020/31/25/033368	Pushraj Petrol. Pump. Bhamkota Jaipur Rajasthan. 302026.	K.R.C.
03	27/01/2026	RJ47 GA 2632	Nijamuddin maharana laxmanGarh Lachhmangarabh Alwar 321633	TATA M.	13/04/2026	Shree Ram.	106024/31/25/033366.	Pushraj Petrol Pump. Bhamkota Jaipur Rajasthan 302026.	K.R.C.
04	28/01/2026	JH02 BQ 8592	Alauddin Khan Kodarma Jharkhand	Ashok Leyland	12/05/26		11/05/2026	Alauddin Khan Kodarma Jharkhand	KRC
05	28/01/26	NL01AH 3558	Kamlesh Kumar village - Khanpur Fato Po - Atrauliya Dist - Ajamgarh 223223	Ashok Leyland	28/11/26	AVO/2315/124/15203	13/11/26	Anand Jha Bhagalpur Bihar	KRC.
06	29/01/26	MH03EG 3823	MD. Zuhaib Bohkode village Kopar Khairane 400705	Eicher	24/12/26	201CV5045578	12 Sept. 2026	Deepak Prashad Kadipur Sultanpur Amangarh 228161 Uttar Pradesh	
07	29/01/26	MH04LQ 1209	Arjun Kumbhar Yadav Nagar Digha Airoli Gaon	Tata motor	22/11/26	11/022833450005637	13 Jun 2026	Ravi Raj Soni Hari Harpur Ajamgarh U.P.	
08	30/01/26	MH46BU 6838	Ujagir Yadav Newali Naka Kalyan Mumbai	Ashok Leyland	17/12/26	0G/261905/1930/00	04/08/2026	Sameer Shaikh Room No. 401 Kranti nagar ganesh Anurand Nagar Galli No-04 Thane West 401101	

SRN	Date	V. NO.	Driver Name	V. Model	PUC Valid Date	Insurance No.	Insu. Exp Date	Owner Name and Address	Remark
02	30/01/26	MH40 BG 3957	Shivam Kumar Kapsi Bypass Nagpur Maharashtra	Tata	MH2024 GP41826 13 Mar 2026	R231024118215 Reliance Com.	25 Oct 2026	Anil Kumar Pandey PNO 665 Tiwari Layout Bhandewadi Nagpur Maharashtra	
01	02/02/26	MH03 6R9405	Kiran Biradar MA. DIGOL TA SIRPUR DIST LATUR	Ashok Leyland	MH04LQ 26004735 23/08/26	VGC/31/03050100	08/03/2026	Sanjay Biradar Priyadarshini CHS R.N. 08 Plot No. 4/8 Sec. 14 Kalboli Navi Mumbai	
01	03/02/26	GJ 19 AG 2265	MD VAKEEL KHAN SHASTRI NAGAR NEAR NEW BUS DEPOT RD NO. 10. BAGAN WADI GOVINDPUR MO. [illegible]	ASHOK LEYLAND	MH04600 16000926 17/03/26	213041/31/26/00 5778	14/08/2026	ML. UGRASEN YADAV. BLOCK NO. 112/A SILVAR PLAZA 4th MAR SHOP. NO. 405 NAGHMRA TA- PALSANA GUJRAT. 394301	
02	03/02/26	MH46 F 3535	Ashok Kumar Vill: Bhinchini Khurd Po: Harbarpur Mahuli dhanghat Sant Kabirnagar 272164	Tata	MH04612 80013097 7/5/2026	27AABRC5324RL2ZN	06/12/2026	Raju Seth Kalmboli Thane (W)	
03	03/02/2026	MH46 CL9363	VIJAY PAWAR CHAVANDOLI ZOPPATTI PO. GULSUNDE PANVEL RAIGARH 410207	MAHINDRA BOLORO	MH046001 60010893 17/12/2026	215070/31/26/004848 15	15/12/2026	DHAKUSING PAWAR SIDHESH WADI ZOPAD PATIL CHAVAN DOLI PANVEL 410206	
01	05/02/26	MCG04 MQ5541	MD KAREEM KHAN TAKIA PO: KUSAURA PS: KAWARDHA PS KAWARDHA	TATA B-	CG01C0088 0111283 18/11/2026	P00252000009/4103/10 4180	11/01/2027	Rahul Sharma M/s Ritik transport Nandanwan Arjuni Rd NR Rathore Gaon Bl Raipur CH 492009	

SR.	Date -	Vehical No.	Driver name Adress	Vehical modle	PUC Vaild Date	Insurance NO.	Insu Vailed Date	Owner Name & Adress	Remark
02	03/02/2026	CG 04 MJ 3944	SANTOSH MAHNTO	TATA DS 5532	Alod Vehicle	NC360C312563600000503	26/05/2026	mr Sanjay kumar Mahto M(SHARIYA) CHUNDORI MAHENDRA CHHATTISGARH RAIPUR 828401	
03	02/02/2026	NL01 AH 1734	MD. JAFAR ALAM Simmaraj Sony Pakari Kalan UP. 273304	Ashok Leyland LEYLAND	MH03BW 5002624 01/05/2026	65136031251000 9396	24/Sep/2026	SRI VENKATRAMANA TRASPORTS. TEMPORARY SHED NEAR Block Kanika Market KOHEMA NAGALAND. 797001	
04	09/02/26	MH04 JU 9712	Mehboob Alam Sheikh Room-03 Prakash Nagar Tusi pada, Bhandup west Mumbai 400078	Tata motor 613.	online	USN2026QP10000240067	17/01/26.	Mehboob Alam Sheikh Room-03 Prakas Nagar Bhandup west mumbai 400078	
05	09/02/25	MH46 BU 4481	Robin Kumar Jahanabad Chainpur UP Arbar Hathigaun Kunda Pratapgarh UP 230201	Tata	MH04 20 152001129 8 19/11/2026	D2310820272/16/10 2025	16 oct 2026	R.R. Rodways P. Ltd. shop no. 1 plot no. 864 KWC. steel yard kalm bali panvel Raigarh, maharashtra 410218	KRC steel
06	09/02/26	MH46 BU 2573	Ki san Pasad Mhiraoli Baghaych ghat Drayia UP 274404	Tata	MH04601 25000413	DL-26-1995-1803-00000257 0	08 May 2026	Jyoti Industries Freight Carrier pvt. office no. D/284 plot no 246. Kalmbali Raigarh 410218	
07	09/02/26	JH02 BM 0853	Rajendra Thakur Dapok Barhi Hazaribag	Bharat Bench	24/07/25 to 23/07/26	132/02/17/0726/MTP/10101198 97	10/07/2026	Rajendra Thakur Dapok Bahi Chulamo Hazaribag Jharkhand 825323	
08	16/02/26	MH4 6 CU 5991	mo. Salim. Imram Kushal Imam Post Karol kushal Imam — Azamgarh Uttar Pradesh 223224	Ashok-L.	23/05/25	MH46RMF02569C3B12D7 0B0FM0078R.	19/05/26	Neeraj Kumar Kalamboli Vima Kam Raigs Mumbai	HRCC.

02	16/02/26	MH01FE 2861	Name:-Ramchandra Kondhalkar	Maruti Super Carey STD	New Vehicle	R00262000001/4103/848250	30/12/26	Mr. Ekanath Ramchandra Kondhalkar Rajkeeya Apartments A-Wing Room No 702 Dadaji Kondev other Near Ranibaug Maharashtra	(HCEC)
03	18/02/26	MH47 BL 3841	Ajay Kamble Sant Tukaram masjid Bunder mumbai 400009.	Bolero maxx Pik	MH001003 004525 28/09/26	231520796688720000 Do	06/12/2026	Ajay Kamble 219 Sant Tukaram RD Dadar market masjid Bunder mumbai 400009.	maksom
04	19/02/2026	MH11 AL 4186	Achhey Lal Basapur Nayra Nabinabad Partapmarh 230138	Tata LPT 1616	MH04601 37000 12-3 21/05/26	1110224233405049853 25/12/2026 MAGMA INS.	25/12/26	MR. NAVNATH KAMBLE CHAWL NO. 7 Room No. 8 SHREE JYOTIRLING RAHIWOHI SAMASTH SANT DNYANESHWAR DOMBIVALI (W) 421606.	HLEC
05	19/02/2026	MH48 CQ 2193	SANJAY KUMAR TYAGI GROUND FLOOR, SHOP. NO 4/17 2nd KOLIWADA Calaben mumbai 400005	MAHINDRA BOLORO	MH04800 0500164 27/06/26	630315587600000	26/06/26	SUBHASH PANDEY Room No. 201 V2 GHREE SHIVAR Bldg. JAY NAGAR WAGIV VASAI EAST 401208	Aadhar
06	20/02/26	MH11 OD 1799	Amritlal Yadav V-Padariya P BHUSOL Rewa MP 486665	Eicher Moto R	MH04300 8500250 11/10/26	R00252000021/4103/107764	24/11/26	Rajendra Kherat S/o Shivdayal Kherat 289/6 Ramchandra Gaot Dhone COA 415002 Satara Maharashtra 415002	Envato

SK.	Date-	V.NO.	Driver Name & Adress		PUC Rpt	Insurance no	Validity		
01	21/02/26	KA 22D 5994	Name:- Abdul Razak Sarkawas Add:- H NO 4816/70/43/2 Subhash Nagar Belgaum Belgaum - 590016	Ashok Leylans Boss 1215/45	D1617EAII 0482 08/05/26	10003/31/261 070595	06/06/26	Mohmodghous Abdulrazak Sarkawas Subhash Nagar Post Shivaji Naga Tq And Dist Belgaum Shivaji Nagar Karnataka 590016	KRC
01	23/02/26	MH43CH 8643	Sunil Yadav Adress - Turbhe Gaon Navi mumbai 400703	Bajaj Maxima	21 Jul 26	online	17 Jul 26	Sunil Ramjit Yadav Turbhe Gaon Navi mumbai 400703	KRC
01	24/02/26	MH43 AB 4954	Nemchand Mahto VAT ISRI Bazar ISRI (CCT) Giridih 815301	Bharat	MH04A30058 00222204 09/08/26	R291125108064 Balince	29/11/2026	R291125108064 Bhikha Mahto Kalmboli - Panvel	VACOLI Eng.
01)	25/02/26	MH43 BP 7982	Mr. Ram Lingam Flat No. 3-4 Bldg. No. E-03 Ashirwad Chs sec. 15 Airoli Navi mumbai 400708	Ultra ISRI TEL BS IV	13/09/25 12/09/26	UGC138630700010O	04/08/26	Mr. Ram lingam Flat No. 3-4 Bldg. No-E-03 Ashirwad Chs Sec. 15 Airoli Navi mumbai 400708	Techno
01)	26/02/26	MH43 BX 2485	BHAHUAR SINGH B2 GAJANAN KRUSHNAR OFF SOJAT ROAD, PALI - SOJAT, PALI RJ 306111	MAHINDRA PIKUP	MH 0040107001 8768 27/12/2026	MEB15222251 Receive No	26 Dec 26	Mr. SHRAWAN SINGH Bldg. A-105 GOVIND PATIL Plot No. 463 TURBHE BANK OF India RD Sec-22 SANPADA N.M. 400705	Techno Infra
01)	29/02/26	MH46BU 3513	Ammanna Kumar Address - Room No. 71 Khedupara Kalamboli Navi mumbai	Ashok Lyland	20/09/2026	online	24/07/2026	Duryodhan Shashtri Bhima complex Kalamboli	KRC
02	27/02/26	MH46BU 2590	Vinay Kumar Adress - Room. No-71 Khedu para Kalamboli	Ashok Lyland	21/09/26	online	23/07/2026	Duryodhan Shashtri Bhima complex Kalamboli	KCR

S.No	Date.	V.No.	Driver Name address	V. Model	PUC Valid Date	Insurance No.	Ins. Exp Date	Owner Name address	Remark
03	27/02/26	MH46BM 8477	Betu Yadav Adriver- Room. 112 Radha Krishna Hotel Taloja	Ashok Lyland	18/01/2027	06-26-1908-1803-00000 416	03/08/26	Jyoti Industries Transport midc Kalamboli.	KRC
01	28/02/26	HR 55 AU 2878	Dharm pal Dakhin Purejeet ker- Hon Dhanesha Rajput Amethi Musafirkhana Amethi 227811	Ashok Lylond	01-09-2026	0000000040607573- 01	31/08/26	Property No-445, AIHP Horizon Udyog Vihar Phase 5 Gurugram Haryana, Gurgaon Haryana- 122016, India.	KRC
02	28/02/26	HR.55 AJ 0871	Raj Bansh Ahethiya Krishunipur Post & Amp, Ps. Bew- Ana Akbarpur, Ambekar Nagar 224122	Ashok Lyland.	02/09/2026	0000000040607672-01	31/08/26	Property No-445, AIHP Horizon Udyog Vihar Phase 5 Gurugram Haryana. Gurgaon Haryana 122016, India.	KRC
1)	06/03/26	MH46 CU7727	AKASH KHARAT AT. SHINGADVADI POST KATARICHTAV TA-KHATAV DIST. SATARA 415507	ASHOK Lyland	MH043015 0018229 13/02/2027	VGC1466907000 100	01/01/2027	Mr. TUSHAR VASUDEV VAKSHE	KRC
1)	7/03/26	MH 48 BM 4554	SHIVOM TIWARI SAI BABA NAGAR SAI SHREE CHAWL R.NO. 10 GOREGAON DHARAVI MUMBAI-400017		MH0030047 0008777 12/12/2026	AVO/2875/ 1226027 UNIVERSOM SOMPO General. Ins.	28/03/2026	VIJAY Opendra YADAV	VISHAL
1)	08/03/26	Gate 03	Road work in progress For that reason not any Material vehical enter from in Gate No. 03.	—	—	—	—	—	—
	09/03/26								
	10/03/26								
	11/03/26								

Sno	Date	V. no	Driver name & address	Ve-model	PUC valid date	Insurance-No	Ins Exp date	Owner name & address	Remarks
1)	12/03/26	MH43BG8381	SUBASH CHAND At. Mushrad. Po- JURI PS DUDHARA KHALILABAD BASTI KABIR NAGAR-272125	TATA ACE & MEGAXL	MH04300718 001000C 13/10/2026	6652252334000 /1855 2/08/2026	2/8/26	NAILKAMATH DILIP JOSHI GANGA SEWA Bldg. Road. No:223 Sec.1 Neral Thane	Techno Infra
1	13/03/26	MH46 CU8545	Vaijnath Ramrao Komble A/P Ausgail Tq Ahemadpur Latur 413514	Ashok Leyland	D21181CSSR 11072025 10/07/26	New		Sai buildicast Block M&F Co R Zilla Parishad School Wadhal 1st floor Survey No 25 Anadhan Mumbai Pune Highway Raigad 410206	Techno M
2	13/03/26	MH01 FE 0848	Roshan Vaidwad mangal murti CHSNS Joshi marg. Lower Parel mumbai 400011	Bolero Pickup	New Vehicle	Pocmv1sco10051110 2	16/10/2026	Roshan Vaidwad mangal murti CHSNS Joshi marg. Lowar Parel mumbai 400011	maksom
3.	14/03/26	MH08 CV 4198	NOORALAM SAWANT DR. ZAKIR HUSAIN NAGAR SAI SEVA SRA GM LINK ROAD NEAR IMAM WADA GOVANDI(W) 400043	ASHOK LEYLAND	UN-IRDAN 123RP0003V 031D0001.	MH004027900104S1 9/05/2026		SHIVAJI JAGDISH PANDE C-10 GRIT HEIGHTS GHATKOPAR MANKURD LINK ROAD OPP- LOC NAGAR GOVANDI MUMBAI 400042.	
4	15/03/26	MH04HD-9684	Tajuddin Jazuddin Add-GRDFLRHimmat Nagar S.P. Road Mumbai-PIN-400037 Wadala (East)	Ashok Leyland	08/02/2026 07/08/2026	MBITLDIODSGEVU 4478 6/12/2025/05/12/2026		Sanjay Tiwari Add-FLNo-A/203 Sai plaza PL No-04-Sec 07 kamothe panvel Raigarh MH-410209	HCEC
5	17/03/26	MJ19 Y 9986	Gaurisankar S/o Balchira Khaliza Sant Kabir Nagar 272199	Ashok Leyland	11/06/2026	2/304/31/26/011570	1/01/2027	Gaurisankar S/o Balchira Khaliza Sant Kabir Nagar 272199	H.C (S.C.

Date 20/03/26

SPN	Date	V. N.	Driver Name Addss.	V. Model	P.U.C. N.	Insurance N.	Ins. Exp. Date	owner Name Addss.	Remarks
1	20/03/26	MH 40 CD 2037	Naresh Kalamkar AT Wai Fad TD Wardha 442001	Sijr Darcl.	31/10/2026	27/05/2026	31/07/26	CJ Darcl Near Hariom Hotel Dhandara Road Kapasikhura Nagpur MH 440035	K.R.C
2	20/03/26	HR.55 AW 0582	Prabhat Kumar Ekauni Dumraon Dist Buxar Bihar 802119	Sijr Darcl.	9/05/2026	17/01/2027	9/05/2026	CJ Darcl Near Hariom Hotel Dhandara Road Kapasikhura Nagar MH 440035	K.R.C.
3	21/03/26	N.L.01 AL. 4561	Jitendara Singh. Nikdan Road New Delhi Near RHN. India 110034	Tata/silaNA 4018SBS6.	HR.037023 90007187	1105225234900078 76	30/12/26	Jitendara Singh. m/s. Alwarwal Packers And movers Ltd. 3 Rd. Floor Wedding Plot No 1 To 12 Wall	H.C.C.
4									

within 14 days from the date hereof otherwise the sale will be completed in respect of the Premises, without reference to such claims and the same, if any, shall be considered as waived.
Dated this 04th day of June 2021
Sd/-
PRASAD D. BORKAR
Advocate

जाहीर सूचना

"न्यूफाऊंड प्रॉपर्टीज ॲण्ड लिजिंग प्रा. लिमिटेड" आमच्या प्लॉट नं. जीइएन२/१/डी, जीइएन२/१/ई, जीइएन२/१/एफ, ट्रान्स ठाणे खाडी औद्योगिक विभाग, महाराष्ट्र औद्योगिक विकास महामंडळ जुई नगर, नवी मुंबई ह्या भूखंडावरील एकात्मिक माहिती तंत्रज्ञान ज्या मध्ये आय.टी. बिल्डींग, डेटा सेंटर, रहिवाशी इमारत, जिआयएस, फूडकोर्ट, पादचारी पूल, दुकाने यांचा अंतर्भाव असलेल्या नगर रचनेचा विस्तार करण्याच्या प्रस्तावित प्रकल्पास महाराष्ट्राच्या राज्यस्तरीय पर्यावरण आघात मूल्यांकन प्राधिकरणाच्या क्र. एस्.आय.ए./एम्.एच./एम.आय.एस्./१६५९४०/२०२० दिनांक १०/०५/२०२१ च्या पत्रान्वये पर्यावरणविषयक परवानगी मिळाली आहे. या परवानगी पत्राच्या प्रति महाराष्ट्र प्रदूषण नियंत्रण मंडळ यांच्या कार्यालयात व पर्यावरण विभाग महाराष्ट्र शासन यांच्या https://www.ecmpcb.in/login/granted_ec_certificate या संकेतस्थळावर उपलब्ध आहेत.

स्थळ : मुंबई
दिनांक : ०४/०६/२०२१

जाहीर सूचना

तमाम जनतेला याद्वारे सूचना देण्यात येते की, श्रीमती [illegible] मालकी [illegible]

११.	सोनल एम. शाह	६०२, ६वा मजला
१२.	मुकेश दक्सिनी	५०१, ५वा मजला
१३.	सुरेखा डोंघिया	५०२, ५वा मजला
१४.	ऋषिकेश किरी	६०१, ६वा मजला
१५.	अर्जुन गांधी	६०३, ६वा मजला
१६.	कल्पना आर. शेट्ये आणि राजन शेट्ये	८०२, ८वा मजला

दि. २९/०२/२०१६ रोजीच्या पूर्विकास कराराच्या पान क्र. १२ वरील कलम क्र. १३ च्या अटीमध्ये आणि वरीलसदर सभासदांसह निष्पादित आणि नोंदणीकृत कायम वैकल्पिक निवासकरीता कराराच्या अटीमध्ये सदर सभासदांनी वरीलसदर नवीन फ्लॅट्सच्या संदर्भामध्ये भरण्यायोग्य सर्व्हिस टॅक्स थकबाकीच्या भरण्यामध्ये कसूरवार ठरले आहेत आणि तेथे सर्व्हिस टॅक्सच्या भरण्याकरीता सदर फ्लॅटसाठी दायित्व जोडलेले आहे. वरील परिस्थिती पाहता तमाम जनतेला याद्वारे कळविण्यात येते की, सदर सभासदांसह कोणत्याही करार, परवाना, गहाण, विक्री, धारणाधिकार, भेट, विश्वस्त, प्रभार इ. द्वारे किंवा अंतर्गत त्यांच्या संदर्भित फ्लॅटच्या संदर्भामध्ये व्यवहार करू नये आणि जर ते करत असल्यास, ते त्यांच्या स्वत:च्या रक्कम आणि जोखिमेवर करतील आणि तसे व्यवहार वरीलसदर सभासदांद्वारे सर्व्हिस टॅक्सच्या भरण्यासाठी सापेक्ष असतील.

मिळकतीचे परिशिष्ट

गाव पहाडी, गोरेगाव (पश्चिम), तालुका-बोरिवली, जिल्हा-मुंबई उपनगराच्या सीटीएस क्र. ९३९ ए/१४ धारक आणि ९१०.०२ चौरस यार्डस संलग्नित ७६०.८० चौरस मीटर्स द्वारे समाविष्टीत हाऊसिंग स्किम प्लॉट क्र. २० आणि २१, सर्व्हे क्र. १४६ (भाग), प्लॉट क्र. १ (भाग), शेड क्र. ७७ धारक जमिनीच्या प्लॉटचे सर्व ते भाग आणि विभाग च्यासह नाडियाडवाला कॉलनी क्र. १, एस.व्ही. रोड, मालाड (पश्चिम), मुंबई-४०० ०६४ येथे स्थित शांती अपार्टमेंट अशी

The spirit of Mumbai is now 93 years old!

शुद्धिपत्रक खालील प्रमाणे

बालविकास प्रकल्प अधिकारी अंधेरी-३ या प्रकल्पाअंतर्गत निविदा/सूचना जाहिरात वृत्तपत्रात [illegible]

रेसोनन्स स्पेशॅल्टीज लिमिटेड

(सीआयएन नं. एल२५२०९एमएच१९८९पीएलसी०५१९९३)
नों.द. कार्यालय: ५४-डी, कांदिवली इंडस्ट्रीयल इस्टेट, चारकोप, कांदिवली (पश्चिम), मुंबई-४०००६७.
वेबसाईट: www.resonancesi.com दू.: ०२२-६८५७२८२७, जीएसटी नं. २७एएसीए९५९०क्यु१झेडडब्ल्यू ईमेल: info@resonancesi.com

३१ मार्च, २०२१ रोजी संपलेल्या तिमाही आणि संपलेल्या वर्षासाठी वित्तीय निष्कर्ष

(रु. लाखांत)

अनु. क्र.	तपशील	संपलेली तिमाही			संपलेले वर्ष	संपलेले वर्ष
		३१ मार्च, २०२१ लेखापरीक्षित	३१ डिसेंबर, २०२० अलेखापरीक्षित	३१ मार्च, २०२० लेखापरीक्षित	३१ मार्च, २०२१ लेखापरीक्षित	३१ मार्च, २०२० लेखापरीक्षित
१	प्रवर्तनातून एकूण उत्पन्न	१,९५०.७४	१,७८७.१८	१,१८२.०३	७,०२८.७७	५,९१३.६३
२	कालावधीसाठी निव्वळ नफा/(तोटा) (कर, अपवादात्मक आणि/किंवा अनन्य साधारण बाबींपूर्वी)	३७१.४०	४३५.९०	१४१.९८	१,४५६.४७	८३८.३१
३	कालावधीसाठी निव्वळ नफा/(तोटा) (करपूर्व, अपवादात्मक आणि/किंवा अनन्यसाधारण बाबींनंतर)	३७१.४०	४३५.९०	११५.३१	१,४५६.४७	६९२.११
४	कालावधीसाठी निव्वळ नफा/(तोटा) (करोत्तर, अपवादात्मक आणि/किंवा अनन्यसाधारण बाबींनंतर)	३७१.४०	४३५.९०	११५.३१	१,४५६.४७	६९२.११
५	कालावधीसाठी सर्वसमावेशक उत्पन्न (कालावधीसाठी नफा आणि तोटा (करोत्तर) इतर सर्वसमावेशक उत्पन्न (करोत्तर) धरून)	२१५.७६	३२५.५५	१२०.७७	१,०१३.९३	५४५.५३
६	समभाग भांडवल	१,१५४.४०	१,१५४.४०	१,१५४.४०	१,१५४.४०	१,१५४.४०
७	राखीव (मागील वर्षाच्या लेखापरीक्षित ताळेबंदात दाखवलेली पुनर्मूल्यांकित राखीव वगळून)	२,३४९.६२	२,१२३.७१	१,३३५.६९	२,३४९.६२	१,३३५.६९
८	प्रति समभाग प्राप्ती (प्रत्येकी रु. १०/- चे) (अखंडित आणि खंडित कामकाजासाठी) (मूलभूत आणि सौम्यिकृत)	१.८७	२.८२	१.०६	८.७८	४.७३

टीपा:

१. कंपनीचे वित्तीय निष्कर्ष कंपनी अधिनियम, २०१३ च्या कलम १३३ अंतर्गत विहित कंपनीज (इंडिया अकाऊंटिंग स्टँडर्ड) रूल्स, २०१५ (इंड-एएस) आणि प्रयोज्य असतील त्या प्रमाणात अन्य मान्यताप्राप्त लेखा पध्दती आणि धोरणांनुसार बनवले आहेत.
२. ३ जून, २०२१ रोजी झालेल्या त्यांच्या बैठकीत वरील अलेखापरीक्षित निष्कर्ष लेखापरीक्षण समितीने पुनर्विलोकित केले आणि त्यानंतर संचालक मंडळाने मंजुर केले.
३. कंपनीच्या वैधानिक लेखापरीक्षकांनी वरील वित्तीय निष्कर्षांचे लेखापरीक्षण केले आहे.
४. आवश्यकतेनुसार मागील वित्तीय कालावधीसाठीची आकडेवारी पुनर्गठीत/पुनर्रचित केली आहे.
५. मार्च २१, मध्ये संपलेल्या तिमाहीत, चालू आर्थिक वर्षाच्या आधीच्या तिमाहीत नोंदवलेल्या एमईआयएएस उत्पन्नाशी (निर्यात लाभ) संबंधित रु. ९६.८४ लाख व मागील वर्षा संबंधातील रु. १७.२७ लाख रक्कम परत येतल्या कारण, सध्या त्या गव्हर्नमेंट पोर्टल मध्ये लागू करता येत नाहीत. प्राप्ती आधारावर जेव्हा शक्य होईल तेव्हा त्या हिशोबात धरल्या जातील.
६. इड एएस-१०८ "प्रवर्तनीय विभाग" च्या अनुषंगाने, कंपनीच्या मुख्यतः एकमेव अहवाल योग्य व्यवसाय विभाग आहे तो म्हणजे "केमिकल मॅन्युफॅक्चरिंग". तथापि, कंपनीच्या दुय्यम भौगोलिक विभाग आहे ज्याची माहिती इड एएस-१०८ प्रमाणे वित्तीय विवरणांत दिली आहे.

वित्तीय विवरणांनुसार दुय्यम भौगोलिक विभागांबाबतची माहिती.

तपशील	रु. लाखांत	
	एप्रिल ते मार्च २१	एप्रिल ते मार्च २०
विभाग महसुल - भारत	२,१२८.६९	२,१७७.२०

EC ADVERTISEMENT (JUINAGAR PROJECT) NAVSHAKTI

ANNEXURE XIII

EC ADVERTISEMENT (JUINAGAR PROJECT)
FREE PRESS JOURNAL

"PUBLIC ANNOUNCEMENT"

"M/s. Newfound Properties and Leasing Pvt. Ltd."

The project for proposed amendment for development of integrated information Technology Township (IITT) comprising of IT buildings, Data Centre, Residential Building, GIS, Food Court, FOB, Retail at Plot No. Gen.2/1/D, Gen.2/1/E, Gen.2/1/F in Trans Thane Creek Industrial Area, Maharashtra Industrial Development Corporation, Jui Nagar, Navi Mumbai by M/s. Newfound properties and Leasing Pvt. Ltd. has been accorded Environmental Clearance by State Level Environment Impact Assessment Authority, Maharashtra vide letter No. **SIA/ MH/ MIS/ 165940/2020 dated 10 May 2021.**

The copy of the said Environmental Clearance is available with Maharashtra Pollution Control Board and on Website of the Environment Department, Government of Maharashtra at https://www.ecmpcb.in/login/granted_ec_certificate

Place : Mumbai
Date : 04/06/2021

PUBLIC NOTICE

NOTICE is hereby given that my Clients intend to purchase Flat No-302 admeasuring 310Sq. Ft (Built-Up area) on the third floor in the building known as Gauri Darshan Co-operative Housing Society Limited, situated at Kharigaon, Kalwa (West), Thane- 400605 constructed on property bearing Survey No-64, Hissa No-3 & 6 situated at Hiradevi Mandir Road, Village - Kharigaon, Taluka and District- Thane within the District and Registration Sub-District of Thane along with right to use and enjoy common amenities and common rights etc. along with 10 shares of face value of Rs.50/- each under Share Certificate No-9 bearing distinctive numbers 81 to 90 of Gauri Darshan Co-op. Housing Society Limited (hereinafter referred to as the said **"Premises"**) free from all encumbrances, litigation and with clear and marketable title from Mrs. Manisha Vishal Patil & Mr. Vishal Ratan Patil.

The original Agreement for Sale dated 24.07.2008 executed between M/s. Shri Yash Enterprises and Mrs. Nirmala Vinod Lase and original Deed of Rectification dated 15.03.2016 executed between M/s. Shri Yash Enterprises and Mrs. Nirmala Vinod Lase regarding the said Premises and Flat no.303 in the same building are lost and misplaced and not traceable. My Clients intend to take housing loan on the said Premises from Bank, Financial institution etc.

Any person having any claim against the said Premises by way of inheritance, mortgage, sale, gift, lease, lien, charge, trust, tenancy, maintenance, easement or otherwise, howsoever is hereby required to make the same known in writing to the undersigned at his office at 304, 3rd floor, Dol-Bin- Shir Building, Janmabhoomi Marg, Fort, Mumbai- 400 001 within 14 days from the date hereof otherwise the sale will be completed in respect of the Premises, without reference to such claims and the same, if any, shall be considered as waived.

Dated this 04th day of June 2021

Sd/-
PRASAD D. BORKAR
Advocate

NOTICE

Shri. Ramakant Achut Bhat, a Member of **The STC Employees Co-operative Housing Society Ltd, having address at B-101, Tulsi Niwas, Prabhat Colony Road No 2, Santacruz East, Mumbai 400055**, Maharashtra & holding **flat No. A-204** in the building known as **Tulsi Niwas of the Society**, died on **15-02-2020**.

The Society hereby invites claims or objections from the heir or heirs or other claimants /objector or objectors to the transfer of the said shares & interest of the deceased Member in the capital/ property of the Society within a period of 15 days, from the publication of this Notice, with copies of such documents & other proofs in

/LE LIMITED

2006576
Sisarma, Udaipur (Raj.)-313031
a.com; Email:investor@italica.com

ND E-VOTING INFORMATION
/Annual General Meeting (AGM) of the 24th June, 2021 at 11.00 A.M.(IST) ual Means (OAVM) and also at the itioned date and time at Kodiyat Road, ie business as set out in the Notice ilars issued by the Ministry of Corporate ular No. 17/2020 dated 13 April 2020, r No. 02/2021 dated 13 January 2021 read with SEBI Circular dated January BI(Listing Obligations and Disclosure s") (collectively referred as "Circulars"). Notice convening AGM for the financial lectronic mode to the Members whose epositories. The copy of Annual Report website (www.italica.com), website of ndia.com) and on website of Central votingindia.com). Notice is also hereby of the Companies Act, 2013("Act") and of Members and Share Transfer Books both days inclusive)for the purpose of

essary details like Folio No., Name of te (front and back), PAN (self attested ted scanned copy of Aadhar Card) by email id (mt.helpdesk@linktime.co.in) ccount details (CDSL-16 digit beneficiary master or copy of Consolidated Account N card), AADHAR (self attested scanned estor@italica.com /RTA email id

ed to provide the facility to its members on resolutions proposed to be passed al form/ dematerialized form as on the their vote electronically through remote ll resolutions as set forth in the notice ies Act, 2013, Rule 20 of Companies d Regulation 44 of SEBI (LODR), 2015. to the equity shares held by them in the n cut off date.
y, 21.06.2021 at 09:00 a.m. and ends on s period, members may cast their vote d by the CDSL thereafter. The instructions system on the date of the AGM are given corded in the Register of Members or in the Depositories as on cut-off date i.e. lity of remote e-voting as well as e-voting e present in the AGM through VC/OAVM utions through remote e-voting and are le to vote through e-voting system during hrough remote e-voting prior to the AGM /C/OAVM but shall not be entitled to cast ully read all the instructions given in notes r joining AGM and casting vote through

member of the Company after the Notice nd holds shares as on Cut-off date; may t to helpdesk.evotingindi@cdslindia.com DSL for remote e-voting, then he/she can casting the votes.
g e-voting, you may refer the Frequently available at www.evotingindia.com, under acility for voting by electronic means may DSL) Central Depository Services (India) Mafatlal Mill Compounds, N M Joshi Marg, email to helpdesk.evoting@cdslindia.com

By order of the Board
For PIL Italica Lifestyle Limited
Aditi Parmar (Company Secretary)

OTICE

client, investigating the right, title and lp Co-operative Housing Society registered under the Maharashtra Co-ration no. HSG (OH) 1354/84/85, on red office at Samarth Ramdas Marg, "Society"), in respect of its leasehold ship rights to the building known as Building"), situate at Samarth Ramdas 049, more particularly described in the roperty"), together with the Society's e of the lands consisting of 'NTB NIB' sing And Area Development Authority d and forming part of the compound of ed in the Second Schedule hereto ociety has agreed to grant to our client, development rights and entitlements in and (collectively, "Entire Property"). t, benefit, claim or demand, whatsoever, rt/s thereof, and/or its redevelopment, io (including fungible FSI and pro-rata evelopment rights and/or transferable n, use, occupation and/or enjoyment of , and/or the title deeds in respect of the /, the shares of the Society and flats in

BRIHANMUMBAI MAHANAGARPALIKA

Hydraulic Engineer's Department

No. Dy.H.E. (Const)/City-1/Tender dated 02.06.2021

Corrigendum-I

Subject : Carrying out various type of works for Attending Leakages, Contamination and Other Allied Works In, G/South, G/North, F/South and F/Norht ward in Zone-II.

Reference : 1) Bid No. 7100209874
2) E-Tender notice u/no. Dy. H.E. (Cont)/City-1/Tender dtd 24.05.2021

The Bid No. 7100209874 invited for the subject work is cancelled due to upgradation of SAP system.
All intending tenderers should note the above.

Sd/-
PRO/371/ADV/2021-22/Corr. Hydraulic Engineer

Let's together and make Mumbai Malaria free.

SBI State Bank of India

Stressed Assets Management Branch - II, Ground Floor, Raheja Chambers, Free Press Journal Marg, Nariman Point, Mumbai - 21, Tel No. +91 22 2281 1584/ 1403/1401 **Fax No.** 022 - 22811401
Email Id:- sbi.15859@sbi.co.in

REGISTERED POST WITH A / D

SAMB II/MUM/MRK/2021-22/201 **Date : 01.06.2021**

Shri Deven Jitendra Mehta, D3/D4 Amalfi CHS, L D Ruparel Marg Malabar Hil, Mumbai - 400 006.

Shri Deven Jitendra Mehta, Flat No. A-3001 & B-3001, 30th floor Lodha Altamount, Altamount Road, Malabar Hill, Mumbai - 400 006

Sub: Notice u/s 13(2) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter called 'Act')

Dear Sir,

At your request, you have been granted by the Bank, through its Chembur Branch from time to time, various credit facilities by way of financial assistance against various assets creating security interest in favour of the Bank. The relevant particulars of the said credit facilities and the security agreement(s)/ document(s) executed by you are stated in Schedule 'A' and 'B' respectively excluding pledge of movables. You have availed the financial assistance with an undertaking for repayment of the said financial assistance in terms of the said agreement(s) I document(s).

You have also created mortgage by way of deposit of title deeds/ Registered I Equitable mortgages creating security interest in favour of the Bank. The documents relating to such mortgage are also stated in Schedule 'B'.

The relevant particulars of the secured assets are specifically stated in Schedule 'C'.

You have also acknowledged subsistence of the liability in respect of the aforesaid credit facilities by executing confirmation of balances and revival letters and other documents from time to time. The operation of and conduct of the above said financial assistance/ credit facilities have become irregular and the debt has been classified as Non-Performing Assets on 30.09.2020 in accordance with the directives/ guidelines relating to asset classifications issued by the Reserve Bank of India consequent to the default committed by you in repayment of principal debt and interest thereon.

The said financial assistance is also secured by the personal guarantee of -

Despite repeated requests, you have failed and neglected to repay the said dues / outstanding liabilities.

Therefore, the Bank hereby calls upon you u/s 13(2) of the said Act by issuing this notice to discharge in full your liabilities stated hereunder to the Bank within 60 days from the date of this notice. Your outstanding liabilities (in aggregate) due and owing to the Bank is the sum of **Rs.49,26,72,728/- (Rupees Forty Nine crores Twenty Six Lacs Seventy Two thousand Seven hundred & Twenty Eight only)** is on 31.05.2021. You are also liable to pay future interest at the contractual rate on the aforesaid amount together with incidental expenses, costs, charges, etc.

If you fail to repay to the Bank the aforesaid sum of **Rs.49,26,72,728/- (Rupees Forty Nine crores Twenty Six Lacs Seventy Two thousand Seven hundred & Twenty Eight only)** as on 31.05.2021 with further interest and incidental expenses, costs as stated above in terms of this notice u/s 13(2) of the Act, the Bank will exercise all or any of the rights detailed under Sub-Section (4) of Section 13 and under other applicable provisions of the said Act.

You are also put on notice that in terms of Sub-Section 13 of Section 13 you shall not transfer by sale, lease or otherwise the said secured assets detailed in Schedule 'C' of this notice without obtaining written consent of the Bank.

Your kind attention is invited to provisions of sub-Section (8) of Section 13 of the SARFAESI Act where under you can tender the entire amount of outstanding dues together with all costs, charges and expenses incurred by the Bank only till the date of publication of the notice for sale of the secured asset(s) by public auction, by inviting quotations, tender from public or by private treaty. Please also note that if the entire amount of outstanding dues together with the costs, charges and expenses incurred by the Bank is not tendered before publication of notice for sale of the secured assets by public auction, by inviting quotations, tender from public or by private treaty, you may not be entitled to redeem the secured asset(s).

This notice is without prejudice to the Bank's ... such other actions or legal ... provisions of Law.

Maharashtra Pollution Control Board
महाराष्ट्र प्रदूषण नियंत्रण मंडळ

FORM V
(See Rule 14)
Environmental Audit Report for the financial Year ending the 31st March 2025

Unique Application Number	***Submitted Date***
MPCB-ENVIRONMENT_STATEMENT-0000083919	17-09-2025

PART A

Company Information

Company Name	***Application UAN number***
M/s. Newfound Properties & Leasing Pvt. Ltd.	--

Address
Gen 2/1/D, Gen 2/1/E, Gen 2/1/F of TTC MIDC Area, Navi Mumbai, Maharashtra

Plot no	***Taluka***	***Village***
Gen 2/1/D, Gen 2/1/E, Gen 2/1/F	Thane	Juinagar
Capital Investment (In lakhs)	***Scale***	***City***
98928	L.S.I.	Mumbai
Pincode	***Person Name***	***Designation***
400706	Mr. Pramod Mhamane	Associate Vice President - Engineering
Telephone Number	***Fax Number***	***Email***
9167640612	02226564560	pmhamane@kraheja.com
Region	***Industry Category***	***Industry Type***
SRO-Navi Mumbai I	Red	other
Last Environmental statement submitted online	***Consent Number***	***Consent Issue Date***
yes	Format1.0/CC/UAN No.0000095938/CR-2102001235 & Format1.0/CAC-CELL/UAN No.0000183086/CE/2401000576	2024-01-04
Consent Valid Upto	***Establishment Year***	***Date of last environment statement submitted***
2029-01-04	2004	Sep 4 2024 12:00:00:000AM

Industry Category Primary (STC Code) & Secondary (STC Code)

Product Information

Product Name	***Consent Quantity***	***Actual Quantity***	***UOM***
Not Applicable as IT park project	0	0	MT/A

By-product Information

By Product Name	***Consent Quantity***	***Actual Quantity***	***UOM***
Not Applicable as IT park project	0	0	MT/A

Part-B (Water & Raw Material Consumption)

1) Water Consumption in m3/day

Water Consumption for	Consent Quantity in m3/day	Actual Quantity in m3/day
Process	0.00	0.00
Cooling	18.50	20.93
Domestic	2843.00	233.43
All others	0.00	39.87
Total	2861.50	294.23

2) Effluent Generation in CMD / MLD

Particulars	Consent Quantity	Actual Quantity	UOM
Daily quantity of trade effluent from the factory	0.00	0.00	CMD
Daily Quantity of sewage from the factory	1990	154.18	CMD
Daily quantity of treated Sewage effluent	0.00	142.76	CMD

2) Product Wise Process Water Consumption (cubic meter of process water per unit of product)

Name of Products (Production)	During the Previous financial Year	During the current Financial year	UOM
Not Applicable - IT Park Project	0	0	CMD

3) Raw Material Consumption (Consumption of raw material per unit of product)

Name of Raw Materials	During the Previous financial Year	During the current Financial year	UOM
Not Applicable - IT Park Project	0	0	CMD

4) Fuel Consumption

Fuel Name	Consent quantity	Actual Quantity	UOM
HSD	453254.4	52.15	KL/A

Part-C

Pollution discharged to environment/unit of output (Parameter as specified in the consent issued)

[A] Water

Pollutants Detail	Quantity of Pollutants discharged (kL/day)	Concentration of Pollutants discharged(Mg/Lit) Except PH,Temp,Colour	Percentage of variation from prescribed standards with reasons		
	Quantity	Concentration	%variation	Standard	Reason
pH (Building no. 01)	0	6.80	24.44	5.5 -9.0	Not applicable
TSS (Building no. 01)	1.23	8.00	60.00	20 mg/l	Not applicable
COD (Building no. 01)	4.63	30.00	40.00	50 mg/l	Not applicable
BOD (Building no. 01)	1.06	6.90	31.00	10 mg/l	Not applicable
N-total (Building no. 01)	0.09	0.56	94.40	10 mg/l	Not applicable
pH (Building no. 02)	0	6.90	23.33	5.5 -9.0	Not applicable
TSS (Building no. 02)	1.23	8.00	60.00	20 mg/l	Not applicable
COD (Building no. 02)	4.63	30.00	40.00	50 mg/l	Not applicable
BOD (Building no. 02)	1.06	6.90	31.00	10 mg/l	Not applicable

N-total (Building no. 02)	0.086	0.56	94.40	10 mg/l	Not applicable
pH (Building no. 03)	0	6.90	23.33	5.5 -9.0	Not applicable
TSS (Building no. 03)	1.23	8.00	60.00	20 mg/l	Not applicable
COD (Building no. 03)	3.08	20.00	60.00	50 mg/l	Not applicable
BOD (Building no. 03)	1.02	6.60	34.00	10 mg/l	Not applicable
N-total (Building no. 03)	0.086	0.56	94.40	10 mg/l	Not applicable

[B] Air (Stack)

Pollutants Detail	***Quantity of Pollutants discharged (kL/day)***	***Concentration of Pollutants discharged(Mg/NM3)***	***Percentage of variation from prescribed standards with reasons***		
	Quantity	***Concentration***	***%variation***	***Standard***	***Reason***
TPM (DG SET 1 - 2000 KVA) Bldg no. 01	0.11	41.10	72.60	150 mg/Nm3	Not applicable
SO2 (DG SET 1 - 2000 KVA) Bldg no. 01	0.13	49.51	--	--	Not applicable
NOX (DG SET 1 - 2000 KVA) Bldg no. 01	0.31	118.1	--	--	Not applicable
CO (DG SET 1 - 2000 KVA) Bldg no. 01	0.22	82.6	--	--	Not applicable
TPM (DG SET 2 - 2000 KVA) Bldg no. 01	0.13	47.10	68.60	150 mg/Nm3	Not applicable
SO2 (DG SET 2 - 2000 KVA) Bldg no. 01	0.19	70.94	--	--	Not applicable
NOX (DG SET 2 - 2000 KVA) Bldg no. 01	0.33	124.1	--	--	Not applicable
CO (DG SET 2 - 2000 KVA) Bldg no. 01	0.09	77.4	--	--	Not applicable
TPM (DG SET 1 - 1250 KVA) Bldg no. 02	1.23	43.20	71.20	150 mg/Nm3	Not applicable
SO2 (DG SET 1 - 1250 KVA) Bldg no. 02	1.99	69.74	--	--	Not applicable
NOX (DG SET 1 - 1250 KVA) Bldg no. 02	3.63	127.1	--	--	Not applicable
CO (DG SET 1 - 1250 KVA) Bldg no. 02	1.43	50.00	--	--	Not applicable
TPM (DG SET 2 - 1250 KVA) Bldg no. 02	1.03	38.00	74.67	150 mg/Nm3	Not applicable
SO2 (DG SET 2 - 1250 KVA) Bldg no. 02	1.44	53.12	--	--	Not applicable
NOX (DG SET 2 - 1250 KVA) Bldg no. 02	2.45	90.4	--	--	Not applicable
CO (DG SET 2 - 1250 KVA) Bldg no. 02	1.63	60.3	--	--	Not applicable
TPM (DG SET 1 - 2000 KVA) Bldg no. 03	0.11	40.10	73.27	150 mg/Nm3	Not applicable
SO2 (DG SET 1 - 2000 KVA) Bldg no. 03	0.17	64.04	--	--	Not applicable
NOX (DG SET 1 - 2000 KVA) Bldg no. 03	0.29	110.6	--	--	Not applicable

CO (DG SET 1 - 2000 KVA) Bldg no. 03	0.16	59.8	--	--	Not applicable
TPM (DG SET 2 - 2000 KVA) Bldg no. 03	0.15	55.50	63.00	150 mg/Nm3	Not applicable
SO2 (DG SET 2 - 2000 KVA) Bldg no. 03	0.19	69.44	--	--	Not applicable
NOX (DG SET 2 - 2000 KVA) Bldg no. 03	0.33	121.00	--	--	Not applicable
CO (DG SET 2 - 2000 KVA) Bldg no. 03	0.16	58.4	--	--	Not applicable

Part-D

HAZARDOUS WASTES

1) From Process

Hazardous Waste Type	*Total During Previous Financial year*	*Total During Current Financial year*	*UOM*
5.1 Used or spent oil	1.760	1.83	KL/A
5.2 Wastes or residues containing oil	0.00	0.00	KL/A
33.2 Contaminated cotton rags or other cleaning materials	0.00	0.00	KL/A
31.1 Process residue and wastes	0.00	0.00	KL/A
Other Hazardous Waste	0.00	0.00	MT/A
Other Hazardous Waste	0.00	0.00	MT/A

2) From Pollution Control Facilities

Hazardous Waste Type	*Total During Previous Financial year*	*Total During Current Financial year*	*UOM*
0	0	0	MT/A

Part-E

SOLID WASTES

1) From Process

Non Hazardous Waste Type	*Total During Previous Financial year*	*Total During Current Financial year*	*UOM*
Biodegradable Waste	18.301	45.43	MT/A
Non-Biodegradable Waste	42.133	66.28	MT/A

2) From Pollution Control Facilities

Non Hazardous Waste Type	*Total During Previous Financial year*	*Total During Current Financial year*	*UOM*
STP Sludge	7.8	10.14	MT/A

3) Quantity Recycled or Re-utilized within the unit

Waste Type	*Total During Previous Financial year*	*Total During Current Financial year*	*UOM*
0	0	0	MT/A

Part-F

Please specify the characteristics(in terms of concentration and quantum) of hazardous as well as solid wastes and indicate disposal practice adopted for both these categories of wastes.

1) Hazardous Waste

Type of Hazardous Waste Generated	Qty of Hazardous Waste	UOM	Concentration of Hazardous Waste
5.1 Used or spent oil	1.38	KL/A	Liquid (Sale to authorized recycler)
5.2 Wastes or residues containing oil	0	MT/A	Solid (CHWTSDF)
33.2 Contaminated cotton rags or other cleaning materials	0	MT/A	Solid (CHWTSDF)
33.1 Empty barrels /containers /liners contaminated with hazardous chemicals /wastes	0	MT/A	Solid (Handed over to authorized vendor)
Other Hazardous Waste	0	MT/A	Solid (E-Waste: Handed over to authorized vendor)
Other Hazardous Waste	0	MT/A	Solid (Battery Waste: Handed over to authorized vendor)

2) Solid Waste

Type of Solid Waste Generated	Qty of Solid Waste	UOM	Concentration of Solid Waste
Biodegradable Waste	45.43	MT/A	Semi-solid
Non Biodegradable Waste	66.28	MT/A	Solid
STP Sludge	10.14	MT/A	Semi-solid

Part-G

Impact of the pollution Control measures taken on conservation of natural resources and consequently on the cost of production.

Description	Reduction in Water Consumption (M3/day)	Reduction in Fuel & Solvent Consumption (KL/day)	Reduction in Raw Material (Kg)	Reduction in Power Consumption (KWH)	Capital Investment(in Lacs)	Reduction in Maintenance(in Lacs)
--	0	0	0	0	0	0

Part-H

Additional measures/investment proposal for environmental protection abatement of pollution, prevention of pollution.

[A] Investment made during the period of Environmental Statement

Detail of measures for Environmental Protection	Environmental Protection Measures	Capital Investment (Lacks)
AMC for OWC (Building no. 03)	--	95000
Environment Monitoring (Building no. 03)	--	37045
AMC for STP (Building no. 03)	--	1049997
STP Upgradation (Building no. 03)	--	0
Garden/Horticulture (Building no. 03)	--	667222

[B] Investment Proposed for next Year

Detail of measures for Environmental Protection	Environmental Protection Measures	Capital Investment (Lacks)
AMC for OWC (Building no. 01)	--	56046
Environment Monitoring (Building no. 01)	--	33500
AMC for STP (Building no. 01)	--	1025000
AMC for OWC (Building no. 02)	--	56046
Environment Monitoring (Building no. 02)	--	33500
AMC for STP (Building no. 02)	--	950000

AMC for OWC (Building no. 03)	--	95000
Environment Monitoring (Building no. 03)	--	33700
AMC for STP (Building no. 03)	--	1062000

Part-I

Any other particulars for improving the quality of the environment.

Particulars

The Company maintains a safe and healthy environment within the premises. Total Water Consumption = 294.23 cmd out of which 128.61 cmd Fresh water and 165.62 cmd is Recycled water from STP Total Sewage Generation = 154.18 cmd Total Recycled Water = 142.76 cmd. Reused for Cooling and Gardening.

Name & Designation

Mr. Pramod Mhamane (AVP - Engineering)

UAN No:

MPCB-ENVIRONMENT_STATEMENT-0000083919

Submitted On:

17-09-2025