STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/62029/2021 Environment & Climate Change Department Room No. 217, 2nd Floor, Mantralaya, Mumbai- 400032.

Date: |3|09|202|

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

Subject : Environment Clearance for Amendment/ Expansion in EC for proposed

commercial (IT/ITES, Data Centre), DG Buildings, GIS cum Residential project "GIGAPLEX IT PARK" Plot No. IT -5 at Airoli Knowledge

Park, MIDC, Navi Mumbai by M/s. Gigaplex Estate Pvt. Ltd.

Reference: Application no. SIA/MH/MIS/62029/2021

This has reference to your communication on the above mentioned subject. The proposal was considered by the SEAC-2 in its 151st meeting under screening category 8 (b) as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 229th Part A meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

| Sr. No. | Description | Project Details | | |
|------------|-------------------------|-----------------|---|----------------|
| 1. | Total Plot Area | 2,02,300 | | m ² |
| 2 | FSI Area | 4,85,758.86 | | m ² |
| 3 | Non- FSI Area | 3,91,805.83 | | m ² |
| 4 | Total construction area | 8,77,564.69 | | m ² |
| | | Bldgs. | Building Configuration | - |
| | | Bldg. 1 | B+S+7 upper + 8 th (pt) floor | |
| | | Bldg. 2 | B+S+2P + 10 upper + 11 th (pt) + 12 th (pt) upper floor | |
| 5 | Building Configuration | Bldg. 3 | B+S+2P + 10 upper + 11 (pt) + 12 (pt) upper floor |] |
| | | Bldg. 4 | B+ Stilt+ 2P +12 upper +13 th (pt) Floor + 14th (pt) Floor | |
| | | Bldg. 5 | B+S+7 office floors+ 8th (pt) floor | |

| | | 1 | Bldg. 6 | B+S+8 office floors | |
|---|--|----------------------------|--|---|--------|
| · | | | Bldg. 7 | B+S+4P+15 Office floor+ 16 th (pt) floor | |
| | | | Bldg. 9 | $B + Stilt + 4P + 5^{th} to 18^{th} + 19^{th} (pt)$ floor | |
| • | | | B9A | Stilt + 2 upper floors | |
| | | | B8 (DC2) | G + 6 upper floors | |
| : | | | B10 (DC1) | G + 6 upper floors | |
| | | | DG Bldg. 1 | B + G + 4 Upper floors | |
| | | | DG Bldg. 2 | B + G + 4 Upper floors |] |
| | | | Bldg. 12,13,14,15 | B+S+2P+36th upper floors | |
| | | | 2 GIS Bldgs. (GIS) | G +2 upper floors | |
| | 6 | Commercial area / Flats | Residential F | (IT): 3,92,579.93 m ² Flats: 627 Nos. : 48,101.9 m ² | - |
| ļ | 7 | Population | 55,077 Nos. | | Nos. |
| | 8 | Water requirement | 2,750 KLD | | KLD |
| ŀ | 9 | Sewage generation | 2,497 KLD | | KLD |
| | 10 STP Capacity & Technology (MBBR & MBR technology) | | | KLD | |
| | 11 | STP Location | Basement | | - |
| · | 12 | Solid waste generation | | 5 kg/day, le: 6,585kg/day, radable: 7,930 kg/day | Kg/day |
| | 13 | RG Area | RG Req: 20, RG Provided | 230 m2 1: 20,344.10 m2 | m2 |
| | 14 | Power Requirement | Commercial Demand Loa | oad: Residential – 5.1 MW – 142.71 MW ad: Residential – 2.3 MW / 2.8 MVA – 125.59 MVA | MW |
| | 15 | Energy Efficiency | 8.71 (By sol | ar: 2.1%) | % |
| | 16 | DG Details | Commercial 4 Nos. X 170 10 Nos. X 20 | - 2 X750 kVA (1,500 KVA) - 3 Nos X 1500 kVA, 00 kVA, 000 kVA, 8 Nos. X 1010 kVA, 250 kVA (2,08,130 KVA) | kVA |
| | 17 | Parking provided | 2-wheeler: 645 Nos. 4-wheeler: 7,174 Nos. | | |
| • | 18 | RWH details | 13 RWH tanks of total 1,750 KL | | KLD |

| 19 | Project cost in Cr (Expansion Cost) | Rs. 262 Cr | INR |
|----|---------------------------------------|--|-----|
| 20 | EMP Cost | Capital Cost: 1,762 Lakhs/yr, O & M Cost 307.1 Lakhs/yr | INR |
| 21 | CER Details with justification if any | Not Applicable (as per MoEF&CC OM F. No. 22-65/2017-IA.III dt. 01.05.2018, with subsiquent amendment in the OM dated 19.06.2018, 30.09.2020, 25.02.2021) | Rs. |

The major particulars of project as compared to earlier EC are as mentioned below:

| Sr. No. | Particulars | As per earlier EC (2020) | | Proposed | | Remarks |
|------------|---------------------------|---|---|----------------------------|---|---|
| 1 . | Total Plot Area | $2,02,300 \text{ m}^2$ $2,02,300 \text{ m}^2$ | | No change | | |
| 2 | FSI Area | 5,01, | 704.93 m ² | 4,85 | 758.86 m ² | |
| 3 | Non- FSI Area | 4,82,322.82 m ² | | 3,91,805.83 m ² | | Reduced due |
| 4 | Total construction area | 9,84, | 027.73 m ² | 8,77 | 7,564.69 m ² | to change in planning |
| | | Bldgs. | Bldg. Conf. | Bldgs. | Bldg. Conf. | |
| | | Bldg. 1 | B+S+7 upper + 8 th (pt) | Bldg. 1 | B+S+7 upper + 8 th (pt) | |
| | | Bldg. 2 | B+S+2P + 10 upper + 11 th (pt) + 12 th (pt) upper floor | Bldg. 2 | B+S+2P + 10 upper + 11 th (pt) + 12 th (pt) upper floor | |
| | | Bldg. 3 | B+S+2P + 10 upper + 11 (pt) + 12 (pt) upper floor | Bldg. 3 | B+S+2P + 10 upper + 11 (pt) + 12 (pt) upper floor | Buildings completed as per EC and occupied |
| 5 | Building Configuration | Bldg. 4 | B+ Stilt+ 2P +12 upper +13 th (pt) Floor + 14 th (pt) Floor | Bldg. 4 | B+ Stilt+ 2P +12 upper +13 th (pt) Floor + 14 th (pt) Floor | occupicu |
| | Blo | Bldg. 5 | B+S+7 office floors+ 8 th (pt) floor | Bldg. 5 | B+S+7 office floors+ 8 th (pt) floor | |
| | | Bldg. 6 | B+S+8 office floors | Bldg. 6 | B+S+8 office floors | |
| | | School | B+S+7 upper floors | | B+S+4P+15 | Change in planning |
| | | Retail | G+2floors | Bldg. 7 | Office floor+ 16 th (pt) floor | (No work started) |

| | | 1 | | 1 | | |
|---|---------------------------|---|---|--|--|--|
| | | | B + Stilt + | Bldg. 9 | B + Stilt + 4P + 5 th to 18 th + 19 th (pt) floor | Bldg. 9 is completed and finishing work is going on. |
| | | Bldg. 9 | 4P + 5 th (pt) + 6 th to 17 th office floor + 18 th (pt) + | DIL OA | Stilt + 2 upper | Newly added, Part podium of Bldg. 9 partially has been reduced |
| | | | 19 ^h (pt) | Bldg. 9A | floors | where Bldg. 9A will be constructed as Data Center (No work started yet) |
| | | Tower No. | B+S+2P+ 36 th upper floors | B8 (DC2) | G + 6 upper floors | |
| | D. '11' | Tower No. 2 & 5 | B+S+2P+ 28 th upper floors | B10 (DC1) | G + 6 upper floors | Change in planning, |
| 5 | Building Configuration | Tower No. | $B + S + 2P +$ 26^{th} upper floors | DG Bldg. 1 | B + G + 4 Upper floors | Residential to commercial use (Data Centre) |
| | | Tower No. | B+S+2P+ 33 rd upper floors | DG Bldg. 2 | B + G + 4 Upper floors | (No work started yet) |
| | | Tower No. 6 to 11 | B+S+2P+ 35 th upper floor | - | Removed | |
| | | Tower No. 12, 13, 14 & 15 | B+S+2P+ 36 th upper floors | Bldg. 12,13,14,15 | B+S+2P+36 th upper floors | No Change (No work started yet) |
| | | 2 GIS Bldgs. (Gas Insulated Substation) | G +2 upper floors | 2 GIS Bldgs. (Gas Insulated Substation) | floors | One additional GIS Bldg. proposed. (No work started yet) |

| 6 | Commercial area/ Flats | Commercial (IT): 3,36,619.07 m² Residential Flats: 1,980 Nos. School area: 9,318.27 m² Retail area: 1,073.52 m² Club and Ancillary structures: 1,200 m² | • Data Centre : 48,101.9 m ² | Commercial area increased Residential area reduced |
|----|---------------------------|---|--|---|
| 7 | Population | 47,678 Nos. | 55,077 Nos. | Increased |
| 8 | Water requirement | 2,930 KLD | 2,750 KLD | Water Requirement |
| 9 | Waste water generation | 2,752 KLD | 2,497 KLD | Reduced due to Decrease in Residential Population. |
| 10 | STP Capacity | 2,840 KLD | 12 STP's of total 2,945 KLD | Increased |
| 11 | Solid waste generation | Total: 12,506 kg/day Biodegradable: 7,503 kg/day Non-Biodegradable: 5,002 kg/day | Total: 14,515 kg/day Biodegradable: 6,585 kg/day Non-Biodegradable: 7,930 kg/day | Reduced due to Decrease in Residential Population |
| 12 | RG Area | 30,443.64 m ² | RG Req: 20,230.00 m ² RG Provided: 20,344.10 m ² | Provided as per norms |
| 13 | Power Requirement | Demand: 55.4 MW | During operation Phase (Connect load) Residential – 5.1 MW Commercial – 142.71 MW During operation Phase (Demand load) Residential – 2.3 MW Commercial – 125.59 MW | Increased due to data centre |
| 13 | Power Requirement | Demand: 55.4 MW | During operation Phase (Connect load) Residential – 5.1 MW Commercial – 142.71 MW During operation Phase (Demand load) Residential – 2.3 MW Commercial – 125.59 MW | Increased due to data centre |

| 14 | DG set | 90,380 kVA (8 x 1010 kVA, 3 x 1500 kVA, 4 x 1700 kVA, 16 x 2000 kVA, 4 x 2250 kVA, 12 x 2500 kVA) | Residential – 2 X 750 kVA (1500 KVA) Commercial – 3 Nos. X 1500 kVA, 4 Nos. X 1700 kVA, 10 Nos. X 2000 kVA, 8 Nos. X 1010 kVA, 75 Nos. X 2250 kVA (2,08,130 KVA) | Increased due to data centre |
|----|--------------------|---|--|---|
| 15 | Parking provided | 2-wheeler: 2,171 Nos. 4-wheeler: 8,505 Nos. | 2-wheeler: 645 Nos. 4-wheeler: 7,174 Nos. | Provided as per norms |
| 16 | RWH details | 24 RWH tanks of total 3,850 KL | 13 RWH tanks of total 1,750 KL | Decreased due to decrease in Residential component |
| 18 | Project cost in Cr | Rs. 2,205 Cr | Rs. 2,467 Cr | Increased by 262 Cr. |

The proposal has been considered by SEIAA in its 229th Part A meeting. SEIAA noted that, PP received earlier EC vide letter No. SEAC-2010/CR-422/TC.2 dated 24.11.2010, and subsequent amendments vide No. SEAC-2010/CR.422/TC.2dated 29.09.2014, EC vide No. SEAC-2015/CE-84/TC-1 dt. 18.07.2016, EC vide No. F. No.21-144/2017-IA-III dt. 31.05.2018 and as per the latest EC U/No. SEIAA-EC-0000002126, dated 25.02.2020 for the plot area of 2,02,300.00Sq.Mtrs., Total Construction area 9,84,027.73Sq.Mtrs. & FSI area of 5,01,704.93 Sq. Mtrs. Now, due to change in planning of project PP has proposed amendment/expansion in the EC. Now, Proposed Total BUA is 8,77,564.69 m2. SEIAA 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 obtain and submit following NOCs& remarks as per amended plan:a) CFO NOC, b) HRC, c) Tree NOC, d) CRZ, if required, e) SWD remark.
- 3. PP to obtain Petroleum and Explosives Safety Organisation (PESO) licence for storage of HSD from competent authority.
- 4. PP to declare campus as a plastic free zone (No pet bottles, cutlery). PP to ensure that plastics used in packaging should be recycled.
- 5. PP to increase energy savings from renewable sources up to 5%. PP to explore use of solar energy for proposed electrical charging stations.
- 6. PP to include cost of Low Flow Devices (LFD) & Sensors as water conservation measures in operation phase EMP.

- 7. PP to submit carbon footprint report.
- 8. PP to get NOC from competent authority with reference to Thane creek flamingo sanctuary as the project site falls within 10 Km radius from the said sanctuary boundary.

B. SEIAA Conditions-

- 1. PP to submit detailed carbon footprint report.
- 2. PP to submit copy of acknowledgement of application made to PESO.
- 3. PP to provide grass pavers of suitable types & strength to increase the water permeable mother earth area up to 1/3rd of plot area as well as 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- 362290.91m2, Non-FSI- 268974.40 m2, Total BUA-631265.30 m2. (Plan approval –EE/SPA/IT5/D39460/of 2021 dated 13.08.2021)

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 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. 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 give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.

- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/Agriculture Dept.
 - IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
 - X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
 - XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at 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 Patankan in Italiaskar (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.