



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

To,

The Project Proponent
VIHANG ENTERPRISES
12th floor, Dev Corpora, Cadbury Junction, Eastern Express Highway,
Khopat, Thane(w)-400601 -400601

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/INFRA2/417907/2023 dated 11 Feb 2023. The particulars of the
environmental clearance granted to the project are as below.

- | | |
|---|--|
| 1. EC Identification No. | EC23B039MH187779 |
| 2. File No. | SIA/MH/INFRA2/417907/2023 |
| 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 Amendment/Expansion in EC
for Residential cum Commercial project at
Village Bhayandarpada, Tal. and Dist.
Thane, Maharashtra by Vihang
Enterprises. |
| 7. Name of Company/Organization | VIHANG ENTERPRISES |
| 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: 26/05/2023

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

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

This is a computer generated cover page.

PARIVESH

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



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/417907/2023
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
Vihang Enterprises,
Village Bhayandarpada,
Tal. and Dist. Thane.

Subject : Environment Clearance for proposed Amendment / Expansion in EC for Residential cum Commercial project at plot bearing S. No. 91/1/1A, 91/1/2B, 91/1/3C, 91/2A, 91/2B, 91/2C, 91/2D, 99/1/A, 99/1/B, 99/2A, 99/2B, 100/30B, 100/30C, 102/1, 102/2A, 102/2B, 102/2C, 102/3A, 102/3B, 103/1, 103/2, 103/3/A/1, 103/3/A/2, 103/3/A/3, 103/3B, 103/4/A, 103/4/B, 103/5B/1, 103/5B/2, 104/7A, 104/7B, 104/7C, 104/8A, 104/8B, 104/8C, 104/8D, 104/11A, 104/11B, 104/11C, 109/29A, 109/29/B/1, 109/29/B/2, 109/29C, 109/29D, 109/30/1A, 109/30/1B, 109/30/4A, 109/30/4B, 109/33, 109/34 of Village Bhayandarpada, Tal. and Dist. Thane by M/s. Vihang Enterprises.

Reference : Application no. SIA/MH/INFRA2/417907/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 199th meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 259th (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/INFRA2/417907/2023
2	Name of Project	Amendment/Expansion in EC for Residential and Commercial project on plot bearing S. No. 91/1/1A, 91/1/2B, 91/1/3C, 91/2A, 91/2B, 91/2C, 91/2D, 99/1/A, 99/1/B, 99/2A, 99/2B, 100/30B, 100/30C, 102/1, 102/2A, 102/2B, 102/2C, 102/3A, 102/3B, 103/1, 103/2, 103/3/A/1, 103/3/A/2, 103/3/A/3, 103/3B, 103/4/A, 103/4/B, 103/5B/1, 103/5B/2, 104/7A, 104/7B, 104/7C, 104/8A, 104/8B, 104/8C, 104/8D, 104/11A, 104/11B, 104/11C, 109/29A, 109/29/B/1, 109/29/B/2, 109/29C, 109/29D, 109/30/1A, 109/30/1B, 109/30/4A, 109/30/4B, 109/33, 109/34 of Village Bhayandarpada, Tal. and Dist. Thane, Maharashtra by Vihang Enterprises
3	Project category	B Category

4	Type of Institution	Private Limited	
5	Project Proponent	Name	Mr. Yogesh Chandegala
		Regd. Office address	12 th Floor, Dev Corpora, Cadbury Junction, Eastern Express Highway, Khopat, Thane-400601
		Contact number	022-25383298
		E-mail	yogeshchandegala@vihanggroup.com
6	Consultant details	Mahabal Enviro Engineers Pvt. Ltd. (NABET ACCREDITATION: QCI/NABET/EIA/ACO/17/00427)	
7	Applied for	Amendment/Expansion in EC	
8	Location of the project	Plot bearing S. No. 91/1/1A, 91/1/2B, 91/1/3C, 91/2A, 91/2B, 91/2C, 91/2D, 99/1/A, 99/1/B, 99/2A, 99/2B, 100/30B, 100/30C, 102/1, 102/2A, 102/2B, 102/2C, 102/3A, 102/3B, 103/1, 103/2, 103/3/A/1, 103/3/A/2, 103/3/A/3, 103/3B, 103/4/A, 103/4/B, 103/5B/1, 103/5B/2, 104/7A, 104/7B, 104/7C, 104/8A, 104/8B, 104/8C, 104/8D, 104/11A, 104/11B, 104/11C, 109/29A, 109/29/B/1, 109/29/B/2, 109/29C, 109/29D, 109/30/1A, 109/30/1B, 109/30/4A, 109/30/4B, 109/33, 109/34 of Village Bhayandarpada, Tal. and Dist. Thane, Maharashtra.	
9	Latitude and Longitude	Latitude: 19°16'59.86"N and Longitude: 72°57'08.52"E	
10	Plot Area (sq.m.)	66,010.00 m ²	
11	Deductions (sq.m.)	22,340.00 m ² (20 m wide DP Road: 3,020 m ² + 40 m wide DP Road: 8,870.00 m ² + 60 m wide DP Road: 4,880.00 m ² + 60 m wide existing Road: 280.00 m ² + Truck Terminus Reservation: 1,850.00 m ² + Play Ground Reservation: 3,440.00 m ²)	
12	Net Plot area (sq.m.)	41,480.00 m ²	
13	Ground coverage (m ²) & %	20,145.55 m ² (48.5%)	
14	FSI Area (sq.m.)	2,33,950.72 m ²	
15	Non-FSI (sq.m.)	1,14,891.30 m ²	
16	Proposed built-up area (FSI + Non FSI) (sq.m.)	3,48,842.02 m ²	
17	TBUA (m ²) approved by Planning Authority till date	3,48,842.02 m ² (The plan is approved from TMC vide No. TMC/HQ-1/TPD-29/1798 dated. 01.07.2022)	
18	Earlier EC details with Total Construction area, if any.	Received EC vide No. SEAC-2011/CR-628/TC-2 dt. 26.12.2011 and subsequent Amendment / Expansion in EC vide No. SEIAA-EC-0000000078 dt. 03.05.2017 for plot area of 61,020.00 m ² , FSI 1,16,310.82 m ² & Total BUA of 2,37,267.15 m ² .	

19	Construction completed as per earlier EC (FSI + Non FSI) (sq. m.)			The construction work is started as per EC received. As on date, we have constructed the Total BUA of 1,07,439.60 m ² on site (FSI: 46,799.38 m ²).			
20	Previous EC			Proposed Configuration			Reason for Modification / Change
	Bldg. Name	Configuration	Height (m)	Bldg. Name	Configuration	Height (m)	
	Tower 1	LG 1 & 2 + UG + 1 P + Upper St. + 1 st to 27 th Floors	91.70	Tower 1	LG 1 & 2 + UG + 1 P + Upper St. + 1 st to 30 th Floors	102.85	No change in footprint, addition of 3 floors.
	Tower 2	LG 1 & 2 + UG + 1 P + Upper St. + 1 st to 27 th Floors	91.70	Tower 2	LG 1 & 2 + UG + 1 P + Upper St. + 1 st to 30 th Floors	102.85	No change in footprint, addition of 3 floors.
	Tower 3	LG 1 & 2 + UG + 1 P + Upper St. + 1 st to 27 th Floors	91.70	Tower 3	LG 1 & 2 + UG + 1 P + Upper St. + 1 st to 27 th Floors	91.70	No change in planning
	Tower 4	LG 1 & 2 + UG + 1 P + Upper St. + 1 st to 27 th Floors	91.70	Tower 4	LG 1 & 2 + UG + 1 P + Upper St. + 1 st to 27 th Floors	91.70	
	Tower 5	LG 1 & 2 + UG + 1 P + Upper St. + 1 st to 27 th Floors	91.70	Tower 5	LG 1 & 2 + UG + 1 P + Upper St. + 1 st to 27 th Floors	91.70	
	Tower 6	LG 1 & 2 + UG + 1 P + Upper St. + 1 st to 27 th Floors	91.70	Tower 6	LG 1 & 2 + UG + 1 P + Upper St. + 1 st to 27 th Floors	91.70	
	Tower 7	LG 1 & 2 + UG + 1 P + Upper St. + 1 st to 27 th Floors	91.70	Tower 7	LG 1 & 2 + UG + 1 P + Upper St. + 1 st to 27 th Floors	91.70	
	Building A (Comm.)	B + G + 1 st /Mezz. + 2 nd Floor	13.8	Building A (Comm.)	2 B + LG + UG + 1 st to 2 nd + Service Floor	20.70	
Building B (MHAD)	B + G/St. (Pt.) + 1 st to 30 th Floors	91.8	Building B (MHAD)	LG + 1 P + 1 st to 30 th Floors	95.70	No change in footprint.	

A)			A)			Change in nomenclature of the Bldg i.e. Basement as LG, G/St. (Pt.) as 1 P.
Building C	B + G + 1 st to 30 th Floors.	95.70	Building C	LG + UG + 1 st to 30 th Floors.	95.70	No change in footprint. Change in nomenclature of the Bldg i.e. Basement as LG, Ground as UG.
Building D	B + G/St.(Pt.) + 1 st to 30 th Floors	95.70	Building D	LG/St. (Part) + UG + 1 st to 30 th Floors	95.70	No change in footprint. Change in nomenclature of the Bldg i.e. Basement as LG/St. (Pt), G/St. (Pt.) as UG.
Building E		-	Building E	2 B + LG + UG + 1 st to 2 nd (Comm.) + Ser. Floor + Upp. St. + 1 st to 43 rd Floors	148.20	Newly added.
Building F	Not proposed	-	Building F	2 B + LG + UG + 1 st to 2 nd (Comm.) + Ser. Floor + Upp. St. + 1 st to 43 rd Floors	148.20	
Building G		-	Building G	2 B + LG + UG + 1 st to 2 nd (Comm.) + Ser. Floor + Upp. St. + 1 st to 42 nd Floors	145.30	

	Club House	Lower Level + Upper Level	8.3	Club House	Lower Level + Upper Level	8.3	No change in planning
21	No. of Tenements & Shops			Residential Tenements: 3,214 Nos., Comm. Area: 20,372.23 m ² and 1 Club House			
22	Total Population			16,640 Nos.			
23	Total Water Requirements CMD			2,050 kld			
24	Under Ground Tank (UGT) location			Underground			
25	Source of water			TMC			
26	STP Capacity & Technology			3 STP's of total capacity 2,000 kld (1 x 400, 1 x 1,000, 1 x 600) with MBBR technology			
27	STP Location			Lower ground / Upper Ground			
28	Sewage Generation CMD & % of sewage discharge in sewer line			Sewage Generation: 1,914 kld, % Discharge in Municipal sewer line: 53%			
29	Solid Waste Management during Construction Phase			Type	Quantity (Kg/d)	Treatment / disposal	
				Dry waste	30 kg/day	Handed over to local body	
				Wet waste	45 kg/day	Handed over to local body	
				Construction waste	10,250 m ³	Will be handled as per Construction Waste Rule, 2016	
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed			Dry waste	3,070 kg/d	Handed over to local body	
				Wet waste	4,606 kg/d	6 Mechanical Composting Units of total 6,400 kg/day capacity	
				E-Waste	30 Tons/year	Handed over to Authorized recycler	
				STP Sludge (dry)	19 kld	STP sludge will be composted	
31	RG Area in Sq. m.			RG required: 10,370.00 m ² (25%)			
				RG provided on Mother Earth: 10,837.15 m ²			
				Paved RG provided on Ground: Nil			
				RG provided on Podium: Nil			
				Total RG provided: 10,837.15 m ²			

		Existing trees on plot: 32 Nos.	
		Number of trees to be planted: 3,420 Nos. a) In RG area & plot boundary: 1,250 Nos. b) In Miyawaki Plantation (with area): 2,170 Nos. (area: 550 m ²)	
		Number of trees already cut: 01 No.	
		Number of trees transplanted on site: 31 Nos.	
		Number of trees retained: Nil	
		Total Nos. of trees on plot: 3,420 Nos. (Including New + Existing transplanted + Miyawaki)	
32	Power Requirements	During Operation Phase:	
		Details/Source	MSEDCL
		Connected load	25.4 MW
		Demand Load	18.6 MW
33	Energy Efficiency	a) Total Energy saving (%): 22.30% b) Solar energy (%): 13% (Solar Hot Water Panels: 750 Nos.)	
34	D.G. set capacity	Total 2,500 kVA (5 x 500)	
35	No. of 4-W & 2-W Parking with 25% EV	4-W: 3,066 (EV charging Points: 766 Nos.) 2-W: 5,953 (EV charging Points: 1,488 Nos.)	
36	No. & capacity of Rain water harvesting tanks /Pits	9 Rainwater Harvesting Tanks of 600 kl capacity	
37	Project Cost in (Cr.)	Rs. 825 Cr. (Including expansion cost w.r.t. earlier EC Rs. 200 Cr.)	
38	EMP Cost	Capital Cost: 3,487.5 lakh, O & M Cost: 307 lakh/yr (Including DMP cost)	
39	CER Details with justification if any....as per MoEF & CC circular dated 01/05/2018	Not Applicable. (as per MoEF&CC OM F. NO. 22-65/2017-IA.III Dt. 25.02.2021)	
40	Details of Court Cases/litigations w.r.t the project and project location, if any.	No Court case is pending against the project	

The comparative statement showing the details of project as per the earlier EC and the proposed project is as below:

S. No.	Details	As per Earlier EC vide No. SEIAA-EC-0000000078 dt. 03.05.2017	Proposed for Amendment / Expansion	Remarks
1	Total Plot Area	61,020.00 m ²	66,010.00 m ²	Plot area increased by 4,990 m ²
2	Total Built up Area	FSI: 1,16,310.82 m ² Non FSI: 1,20,956.33 m ² Total BUA: 2,37,267.15 m ²	FSI: 2,33,950.72 m ² Non FSI: 1,14,891.30 m ² Total BUA: 3,48,842.02 m ²	Increased in FSI due to addition of plot area and applicability of UDCPR 2020

S. No.	Details	As per Earlier EC vide No. SEIAA-EC-0000000078 dt. 03.05.2017		Proposed for Amendment / Expansion		Remarks	
3	Building Configuration	Tower 1	LG 1 & 2 + UG + 1 P + Upper St. + 1 st to 27 th Floors	Tower 1	LG 1 & 2 + UG + 1 P + Upper St. + 1 st to 30 th Floors	No change in footprint, addition of 3 floors. Status: LG 1 & 2 is constructed.	
		Tower 2	LG 1 & 2 + UG + 1 P + Upper St. + 1 st to 27 th Floors	Tower 2	LG 1 & 2 + UG + 1 P + Upper St. + 1 st to 30 th Floors	No change in footprint, addition of 3 floors. Status: LG 1 & 2 is constructed	
		Tower 3	LG 1 & 2 + UG + 1 P + Upper St. + 1 st to 27 th Floors	Tower 3	LG 1 & 2 + UG + 1 P + Upper St. + 1 st to 27 th Floors	No change Status: Completed and occupied	
		Tower 4	LG 1 & 2 + UG + 1 P + Upper St. + 1 st to 27 th Floors	Tower 4	LG 1 & 2 + UG + 1 P + Upper St. + 1 st to 27 th Floors		
		Tower 5	LG 1 & 2 + UG + 1 P + Upper St. + 1 st to 27 th Floors	Tower 5	LG 1 & 2 + UG + 1 P + Upper St. + 1 st to 27 th Floors		
		Tower 6	LG 1 & 2 + UG + 1 P + Upper St. + 1 st to 27 th Floors	Tower 6	LG 1 & 2 + UG + 1 P + Upper St. + 1 st to 27 th Floors		
		Tower 7	LG 1 & 2 + UG + 1 P + Upper St. + 1 st to 27 th Floors	Tower 7	LG 1 & 2 + UG + 1 P + Upper St. + 1 st to 27 th Floors		
		Building A (Commercial)	B + G + 1 st /Mezz. + 2 nd Floor	Building A (Commercial)	2B + LG + UG + 1 st to 2 nd + Service Floor		Change in planning; Status: No work started
		Building B (MHADA)	B + G/St. (Pt.) + 1st to 30th Floors	Building B (MHADA)	LG + 1 P + 1st to 30th Floors		No change in footprint. Change in nomenclature of the Bldg i.e.

S. No.	Details	As per Earlier EC vide No. SEIAA-EC-0000000078 dt. 03.05.2017		Proposed for Amendment / Expansion		Remarks
						Basement as LG, G/St. (Pt.) as 1 P. Status: LG + P+1st to 22nd floors (The extent of the Podium is yet to construct)
		Building C	B + G + 1st to 30th Floors	Building C	LG + UG + 1st to 30th Floors.	No change in footprint. Change in nomenclature of the Bldg i.e. Basement as LG, Ground as UG. Status: LG is constructed
		Building D	B + G/St. (Pt.) + 1st to 30th Floors	Building D	LG/St. (Part) + UG + 1st to 30th Floors	No change in footprint. Change in nomenclature of the Bldg. i.e. Basement as LG/St. (Pt), G/St. (Pt.) as UG. Status: LG is constructed
		Building E	Not proposed	Building E	2 B + LG + UG + 1st to 2nd (Comm.) + Ser. Floor + Upp. St. + 1st to 43rd Floors	Newly proposed Status: Work not started.
		Building F		Building F	2 B + LG + UG + 1st to 2nd (Comm.) + Ser. Floor + Upp. St. + 1st to 43rd Floors	
		Building G		Building G	2 B + LG + UG + 1st to 2nd (Comm.) + Ser. Floor + Upp. St. + 1st to 42nd	

S. No.	Details	As per Earlier EC vide No. SEIAA-EC-0000000078 dt. 03.05.2017		Proposed for Amendment / Expansion		Remarks
					Floors	
		Club House	Lower Level + Upper Level	Club House	Lower Level + Upper Level	No change Status: Plinth is constructed.
4	No. of Tenements	Residential: 1,865 Nos. Comm.: 12,508.00 m ² and 1 Club House		Residential: 3,214 Nos., Comm. Area: 20,372.23 m ² and 1 Club House		Increased in tenements & commercial area
5	Population	13,510 Nos.		16,640 Nos.		
6	Water Requirement	1,455 kld		2,050 kld		
7	Sewage Generation	1,359 kld		1,914 kld		Increased due to increase in population
8	STP Capacity	Total 1450 kld with MBBR technology		Total 2,000 kld with MBBR technology		
9	Solid Waste generation	5,500 kg/d		7,676 kg/d		
10	RG Area provided	R.G. Required: 10,840.76 m ² R.G. Proposed: 10,850.00 m ²		R. G. Required: 10,370.00 m ² R. G. Provided: 10,837.15 m ²		As per norms
11	Power Requirement (MW)	Connected load: 19.2 MW, Demand load: 13 MW		Connected load: 25.4 MW, Demand load: 18.6 MW		Increased due to increase in area
12	DG Sets	2,500 kVA (5 x 500)		2,500 kVA (5 x 500)		No change
13	Parking provided	4 W: 2,203 Nos. 2W: 2,595 Nos.		4W: 3,066 Nos. 2W: 5,953 Nos.		As per norms
14	RWH Capacity	09 RWH tanks with total capacity 600 m ³		09 RWH tanks with total capacity 600 m ³		No change
15	Project Cost	625 Cr.		825 Cr.		Increased

3. The proposal has been considered by SEIAA in its 259th (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 submit following NOCs & remarks as per amended planning:
 - a) Water Supply; b) Sewer Connection; c) SWD remarks/NOC; d) CFO NOC.
3. PP to paid balance scrutiny fee as per government resolution dated 18/06/2018.
4. Planning authority to ensure that assured water supply, sewer and storm water network are made available in the vicinity of the project before issuing occupation certificate to the project.
5. PP to use advanced technologies for dust suppression in addition to sprinkling of water in construction phase & include the cost of same in construction phase EMP.
6. PP to submit detail plan of use of excess treated water; PP to reduce discharge of treated water up to 35%; PP to submit plan/undertaking from concern authority/third party for use of excess treated water.
7. PP to submit locations & sections of UGTs of Bldgs. E, F & G.
8. PP to submit compliance report of observations mentioned in certified compliance report dated:03/01/023 by Regional Officer, MoEF &CC.
9. PP to submit carbon foot print report considering the proposed plants/trees having high carbon sequestration.
10. PP to submit revise layout of all STPs including area provided for STPs with 40% area open to sky; PP to provide tank size details of all STPs.

B. SEIAA Conditions-

1. This EC restricted for Building A (Comm.) up to 18.30 m height as Per CFO NOC.
2. This EC restricted for up to height 142.149 m AMSL as PP has not obtained 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 – 2,33,950.72 m², Non FSI- 114891.30 m², Total BUA- 3,48,842.02 m². (Plan approval No . TMC /TDD/1798,dated -01.07.2022.)

General Conditions:

a) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and

- health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
 - IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
 - V. Arrangement shall be made that waste water and storm water do not get mixed.
 - VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
 - VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
 - VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
 - IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
 - X. The Energy Conservation Building code shall be strictly adhered to.
 - XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
 - XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
 - XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
 - XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
 - XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
 - XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
 - XVII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
 - XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets

may be decided with in consultation with Maharashtra Pollution Control Board.

- XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter

are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in

- XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

- I. PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.
 - II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
 - III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
 - IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
 - V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
 - VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
 - VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the

Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.

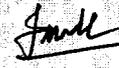
5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.

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

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

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

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



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