



File No: SIA/MH/INFRA2/528790/2025

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



Date 08/01/2026



To,

Mr. Santosh Mhadgut
Industrial Minerals and Chemical Company PVT LTD
"E" Block, Voltas Premises, T B Kadam Marg, Chinchpokali, Mumbai 400 033, MUMBAI,
MAHARASHTRA, T B Kadam Marg, 400033
Imcc_parivesh@tatarealty.in

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/INFRA2/528790/2025 dated 11/03/2025 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.	EC25B3813MH5761970N
(ii) File No.	SIA/MH/INFRA2/528790/2025
(iii) Clearance Type	Fresh EC
(iv) Category	B1
(v) Project/Activity Included Schedule No.	8(b) Townships/ Area Development Projects / Rehabilitation Centres "Intellion Park" at Plot No. 23, 23 (PT), 24 & 24(PT), Off Thane Belapur Road, TTC Industrial Area, Maharashtra Industrial Development Corporation (MIDC) - Mahape, Navi Mumbai, District - Thane, Maharashtra
(vii) Name of Project	Industrial Minerals and Chemical Company PVT LTD
(viii) Name of Company/Organization	THANE, MAHARASHTRA
(ix) Location of Project (District, State)	SEIAA
(x) Issuing Authority	No
(xi) Applicability of General Conditions as per EIA Notification, 2006	

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 Assessment Authority(SEIAA) Appraisal Committee hereby accords Environment Clearance to the instant proposal of M/s. Mr. Santosh Mhadgut 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. 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.
12. This issues with the approval of the Competent Authority

1. Specific Condition

S. No	EC Conditions	
1.1	Sr. No.	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 the 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 requirements of EIA notification 2006, amended from time to time
	3.	PP to obtain (i) CFO NOC for Residential Building 6,7 and Club House, (ii) Rev. Water NOC, (iii) Rev. tree NOC for cutting and transplantation of trees. PP also to obtain NOC from the NHSRCL as the high-speed train is under passing the proposed plot. The planning authority shall not grant an Occupation certificate unless the applicant 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.	PP to complete compensatory tree plantation in lieu of tree cutting/transplantation as mentioned in the tree NOC before actual cutting/transplantation of trees as per recent Hon'ble High Court order.
	6.	PP to prepare and implement plan to make all commercial areas/hotels as single use plastic free area.
	7.	PP to provide separate access to residential building.
	8.	PP to practice the disaster management plan as Mock Drill for all residents at frequent intervals involving expert agency to minimis damage during actual emergency situation.
	9.	PP to provide ETP to the commercial and Hotel building and ensure all standard parameters are met all the times as stipulated by the CPCB/MPCB.
	10.	PP to ensure to achieve the standard parameters of the treated sewage as per the order issued by the Hon'ble National Green Tribunal on 30.04.2019. PP also to ensure that, the water proposed to be used for construction activities (within or outside premises) /public gardens/road medians etc. shall be strictly for non-potable purpose and after obtaining necessary permission from the competent authority.
	11.	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.
	12.	PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.

Annexure 2**Details of the Project**

S. No.	Particulars	Details	
a.	Details of the Project	“Intellion Park”” at Plot No. 23, 23 (PT), 24 & 24(PT), Off Thane Belapur Road, TTC Industrial Area, Maharashtra Industrial Development Corporation (MIDC) - Mahape, Navi Mumbai, District - Thane, Maharashtra	
b.	Latitude and Longitude of the project site	19.1138231571647,73.00884869434172 19.11708238944541,73.01739142213182	
c.	Land Requirement (in Ha) of the project or activity	Nature of Land involved	Area in Ha
		Non-Forest Land (A)	19.23
		Forest Land (B)	0
		Total Land (A+B)	19.23
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)	1095000	
g.	EMP Cost (in lacs)	41907.5	
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
Expansion in EC of IT, Commercial, Retail, Hotel & Residential Development at Intellion Park at TTC Industrial Area, MIDC - Mahape	Product	65033.75	1344447.36	1409481.11	Sq. mt.	--

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/528790/2025
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To

M/S. Industrial Minerals and Chemical Company PVT LTD

"E" Block, Voltas Premises, T B Kadam Marg, Chinchpokali, Mumbai 400033

Subject : Environmental Clearance for "Intellion Park" at Plot No. 23, 23 (PT), 24 & 24(PT), Off Thane Belapur Road, TTC Industrial Area, Maharashtra Industrial Development Corporation (MIDC) - Mahape, Navi Mumbai, District - Thane, Maharashtra by Industrial Minerals and Chemical Company PVT LTD

Reference : Application no. SIA/MH/INFRA2/528790/2025

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-II in its 253rd meeting under screening category 8 (b) as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 316th (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 23rd December, 2025.

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

No	Description	Details
1.	Whether the project falls within 5 km of any protected area notified under Wildlife (Protection) Act, 1972, Critically Polluted Areas and Severely Polluted Areas as identified by the CPCB, Eco sensitive areas notified under Section 3(2) of Environment (Protection) Act, 1986 as per Hon'ble National Green Tribunal order dated 9 th August 2024.	Not applicable in line with recent Hon. Supreme Court order dt. 05.08.2025 [Writ Petition (C) No. 166 of 2025]
2.	Proposal Number	SIA/MH/INFRA2/528790/2025
3.	Name of Project	IT Park along with Proposed Residential, Hotel, Retail And Commercial Development at Plot No. 23, 23 (PT), 24 & 24 (PT), Off Thane Belapur Road, TTC Industrial Area, Maharashtra Industrial Development Corporation (MIDC) - Mahape, Navi Mumbai, District - Thane, Maharashtra
4.	Project category	8 (b)
5.	Type of Institution	Private
6.	Project Proponent	Name M/s. Industrial Minerals & Chemical Co. Pvt. Ltd. Mr. Santosh Mhadgut (Authorized Signatory) Regd. Office address "E" Block, Voltas Premises, T B Kadam Marg, Chinchpokali, Mumbai 400 033 Contact number 9769616903

		e-mail	santoshmhadgut@tatarealty.in			
7.	Consultant	ULTRA TECH Certificate No: NABET/EIA/24-27/RA 0378 Validity: 18th October 2027				
8.	Applied for	Expansion in EC				
9.	Location of the project	Plot No. 23, 23 (PT), 24 & 24 (PT), Off Thane Belapur Road, TTC Industrial Area, Maharashtra Industrial Development Corporation (MIDC) - Mahape, Navi Mumbai, District - Thane, Maharashtra				
10.	Latitude and Longitude	Latitude: 19° 6'55.62"N; Longitude: 73° 0'47.42"E				
11.	Plot Area (sq.m.)	1,90,670.00 Sq. mt.				
12.	Deductions (sq.m.)	0				
13.	Net Plot area (sq.m.)	1,90,670.00 Sq. mt.				
14.	Ground coverage (m ²) & %	82,728.02 Sq. mt. (43%)				
15.	FSI Area (sq.m.)	9,25,317.54 Sq. mt.				
16.	Non-FSI (sq.m.)	4,84,163.58 Sq. mt.				
17.	Proposed built-up area (FSI + Non FSI) (sq.m.)	14,09,481.11 Sq. mt.				
18.	TBUA (m ²) approved by Planning Authority till date	Letter of Intent (LOI) Dated 21.05.2025 from Maharashtra Industrial Development Corporation (MIDC) for total construction built-up area 14,19,564.90 sq. mt.				
19.	Earlier EC details with Total Construction area, if any	State Environment Impact Assessment Authority (SEIAA), Maharashtra issued Environment Clearance (EC) dt. 15.01.2020 (vide no. SEIAA-EC-0000002300) for Total construction built up area of 65033.75 sq. mt.				
20.	Construction completed as per earlier EC/ without EC (FSI + Non FSI) (sq.m.)	Total constructed built-up area on site till date: 65033.75 sq. mt. as per received EC				
21.	Previous EC/ Existing Building		Proposed Configuration			Reason for Modification / Change
	Building Name	Configuration	Building Name	Configuration	Height (up to terrace Level in mt)	
	Existing IT Building		Existing IT Building			No change
	IT Building 1	Stilt + 4 parking levels + 8 Office floors	IT Building 1	Ground/ Stilt + 4 parking levels + 8 Office floors	51.20	
	Proposed		Proposed			Proposed Now
	--	--	IT Building 2 & 6	Ground + 6 Podium Parking level + 1 st to 16 th floors each	95.65	
			IT Building 3, 4, 5	Ground + 6 Podium Parking level + 1 st to 22 nd floors each	120.35	
			IT Building 7	Ground + 6 Podium Parking level + 1 st to 22 nd floors	119.35	
			IT Building 8	Ground + 6 Podium Parking level + 1 st to 15 th floors	91.60	
			District Cooling Plant	Ground + 5 floors	26.50	
			GIS Building	Ground + 2 Floors	20.75	
			Residential Tower 1 & 2	Lower Ground + Ground + 1 st to 3 rd	133.50	

				floor (part Parking) + 4 th to 39 th Floors each		
			Residential Tower 3	Lower Ground + 1 st to 3 rd floor (part Parking) + 4 th to 42 nd Floors	137.35	
			Residential Tower 4	Ground + 1 st to 4 th floor (part Parking) + 5 th to 43 rd Floors	137.35	
			Residential Tower 5	Ground + 1 st to 4 th floor (part Parking) + 5 th to 43 rd Floors	136.85	
			Residential Tower 6 & 7	Ground + 1 st to 4 th floor (part Parking) + 5 th to 43 rd Floors each	136.65	
			Hotel Building with Retail	2 Basement + 17 floors	59.70	
			Commercial Building 1	2 Basements + Ground + 6 Podium Parking level + 19 floors	121.80	
			Commercial Building 2	Ground + 3 Podium Parking level + 6 floors	43.50	
22.	No. of Tenements & Shops	Total flats: 1691 Nos. Hotel rooms: 200 nos. IT Offices, Offices, Retail Shops, Club House				
23.	Total Population	131363 number of persons				
24.	Total Water Requirements CMD	8043 CMD				
25.	Under Ground Tank (UGT) location	Underground/ Basement				
26.	Source of water	Maharashtra Industrial Development Corporation (MIDC)				
27.	Sewage Generation CMD & % of sewage discharge in sewer line	Sewage Generation: 5781 CMD % of treated sewage discharge in sewer line: 957 KLD (18%)				
28.	STP Capacity & Technology	14 nos. of STPs of total capacity 6910 KL Technology: Membrane Bio Reactor (MBR)				
29.	STP Location	Underground/ Basement				
30.	Solid Waste Management during Construction Phase	Type	Quantity	Treatment / disposal		
		Non-biodegradable waste	120 Kg/day	Segregation of waste into biodegradable and non-biodegradable and disposal through authorized recyclers.		
		Biodegradable waste	80 Kg/day			
		Excavation material	1136 cum	Reused on site for backfilling and leveling		
			1,80,800 cum	Shall be completely reused on site for backfilling and leveling		
		Construction waste	--	Partly shall be reused on site and remaining shall be disposed to the authorized landfill site with prior permission from competent authority		
31.	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity	Treatment / disposal		
		Non-biodegradable waste	9944 Kg/day	To authorized recyclers		

		Biodegradable waste	6629 Kg/day	Treatment of biodegradable waste in Organic Waste Digester (OWD)/ Organic Waste Converter (OWC)																
		E-waste	74176 kg/annum	Shall be stored separately at a common designated location and shall be disposed through authorized recyclers as per E-waste (Management) Amendment Rules, 2016 and 2022 as amended																
		STP Sludge (dry)	--	Use as manure																
32.	R.G. Area in sq. m.	RG required: 19067.00 Sq. mt. (10% of total plot area) RG provided on Mother earth: 19477.07 Sq. mt. Additional green cover area on Ground (Mother earth): 521.93 sq. mt. Existing trees on plot: 943 Nos. Number of cut trees: 444 Nos. (Out of which 25 Nos. of trees are already cut) Number of transplant trees: 226 Nos. (Out of which 71 Nos. of trees are already transplanted) Number of trees to be retained: 273 Nos. Number of trees to be planted: a) In RG area: 791 Nos. b) In Miyawaki Plantation (with area): 10880 nos. (Area: 3896 Sq. mt.) (Out of which 954 Nos. of trees are already planted in 300 sq. mt. of area) Total Nos. of trees after development: 12170 Nos.																		
33.	Power requirement	During Operation Phase: Connected load (kW): 112340 kW Demand load (kW): 52728 kW																		
34.	Energy Efficiency	a) Total Energy saving (%) : 22.55 % b) Solar energy (%) : 5.03 %																		
35.	D.G. set capacity	66 nos. of DG Set of total capacity 102350 kVA																		
36.	No. of 4-W & 2-W Parking with 25% EV	4 Wheeler: 11444 Nos. 2 Wheeler: 4327 Nos. Provision of 25% E-Charging facility for both 4 Wheelers and 2 Wheelers																		
37.	No. & capacity of Rain water harvesting tanks/ Pits	14 nos. of RWH tanks of total capacity 2527 KL																		
38.	Project Cost in (Cr.)	Rs. 10950 Crore																		
39.	EMP Cost	EMP Costing including costing towards disaster management: a) Construction Phase : Rs. 6236.16 Lacs b) Operation Phase : Capital cost: Rs. 41724.10 Lacs Operational and Maintenance cost: Rs. 2372.07 Lacs/annum																		
40.	CER Details with justification if any....as per MoEF & CC circular dated 01/05/2018	-																		
41.	Details of Court Cases/ litigations w.r.t the project and project location, if any	Yes <table><tr><th>No</th><th>Name of the Court</th><th>Case No.</th><th>Order</th></tr><tr><td>1</td><td>Bombay High Court</td><td>Writ Petition no. 9536 of 2018</td><td>Pending</td></tr><tr><td>2</td><td>Bombay High Court</td><td>Writ Petition No. 147 of 2022</td><td>Pending</td></tr><tr><td>3</td><td>Bombay High Court</td><td>Writ Petition No. 16732 of 2024</td><td>Pending</td></tr></table>			No	Name of the Court	Case No.	Order	1	Bombay High Court	Writ Petition no. 9536 of 2018	Pending	2	Bombay High Court	Writ Petition No. 147 of 2022	Pending	3	Bombay High Court	Writ Petition No. 16732 of 2024	Pending
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2	Bombay High Court	Writ Petition No. 147 of 2022	Pending																	
3	Bombay High Court	Writ Petition No. 16732 of 2024	Pending																	

3. PP has obtained first EC vide Letter No. SEIAA-EC-0000002300 dated 15.01.2020 - for total BUA of 65033.75 m2. Proposal has been considered by SEIAA in its 316th (Day-2) meeting held on 23rd December, 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:

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 the 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 requirements of EIA notification 2006, amended from time to time
3. PP to obtain (i) CFO NOC for Residential Building 6,7 and Club House, (ii) Rev. Water NOC, (iii) Rev. tree NOC for cutting and transplantation of trees. PP also to obtain NOC from the NHSRCL as the high-speed train is under passing the proposed plot. The planning authority shall not grant an Occupation certificate unless the applicant 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. PP to complete compensatory tree plantation in lieu of tree cutting/transplantation as mentioned in the tree NOC before actual cutting/transplantation of trees as per recent Hon'ble High Court order.
6. PP to prepare and implement plan to make all commercial areas/hotels as single use plastic free area.
7. PP to provide separate access to residential building.
8. PP to practice the disaster management plan as Mock Drill for all residents at frequent intervals involving expert agency to minimis damage during actual emergency situation.
9. PP to provide ETP to the commercial and Hotel building and ensure all standard parameters are met all the times as stipulated by the CPCB/MPCB.
10. PP to ensure to achieve the standard parameters of the treated sewage as per the order issued by the Hon'ble National Green Tribunal on 30.04.2019. PP also to ensure that, the water proposed to be used for construction activities (within or outside premises) /public gardens/road medians etc. shall be strictly for non-potable purpose and after obtaining necessary permission from the competent authority.

11. 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.
12. PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.

SEIAA Conditions-

1. PP has provided mandatory RG area of 19067 m² on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. Air Quality Index monitoring to be ensured. Dust suppression measures shall be implemented also considering height of the building. Additional measures to be ensured.
5. 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.
6. 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.
7. SEIAA after deliberation decided to grant EC for-, FSI area of 9,25,317.54 m², Non FSI area of 4,84,163.58 m² and total BUA of 14,09,481.11 m². (Plan approval No-No.EE&SPA/Dn.II/MHP/I/114360/of 2025, dated 21/05/2025.) (FSI, Non FSI and TBUA restricted as per appraisal)

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.


Jayashree Bhoj (IAS)
(Member Secretary, SEIAA)

Copy to:

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

