



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

To,

The CEO
KAPIL M. SHARMA
Highland Gardens, Dhokali, Thane (W) – 400 608. Maharashtra -400608

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/MIS/77156/2022 dated 09 Jun 2022. The particulars of the environmental clearance granted to the project are as below.

- | | |
|--|---|
| 1. EC Identification No. | EC23B039MH110243 |
| 2. File No. | SIA/MH/MIS/77156/2022 |
| 3. Project Type | Expansion |
| 4. Category | B1 |
| 5. Project/Activity including Schedule No. | 8(b) Townships and Area Development projects. |
| 6. Name of Project | Application for Amendment/Expansion /Modification in Environmental Clearance For Highland Residency Project at village Dhokali, Thane, Maharashtra by M/s. Siddhi Real Estate Developers. |
| 7. Name of Company/Organization | KAPIL M. SHARMA |
| 8. Location of Project | Maharashtra |
| 9. TOR Date | 25 May 2022 |

The project details along with terms and conditions are appended herewith from page no 2 onwards.

Date: 12/04/2023

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

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

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/77156/2022
Environment & Climate Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Siddhi Real Estate Developers
Village- Dhokali, Thane

Subject: Environment Clearance for proposed amendment/
expansion/modification in EC for “Highland Residency Phase II”
Township Project at Village- Dhokali, Thane by M/s. Siddhi Real
Estate Developers

Reference: Application no. SIA/MH/MIS/77156/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 182nd meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 257th meeting (Day-4) of State Level Environment Impact Assessment Authority (SEIAA) held on 10.03.2023.

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

Sr. No.	Description	Details	
1	Proposal Number	SIA/MH/MIS/77156/2022	
2	Name of Project	Environment Clearance for proposed Amendment/Expansion/Modification For “Highland Residency Phase II” Project at village Dhokali, Thane, Maharashtra by M/s. Siddhi Real Estate Developers.	
3	Project category	8 (b) category (B1)	
4	Type of Institution	Private	
5	Project Proponent	Name	Mr. Gaurav Sharma
		Regd. Office address	Office No. 4B - 11 to 17, 4th Floor, Highland Corporate Centre, Highstreet Mall, Kapurbavdi Junction, Majiwade, Thane (West) – 400 607
		Contact number	022 – 47419300 / 47419301
		E-mail	kishordeole@hotmail.com
6	Consultant	Mahabal Enviro Engineers Pvt. Ltd. NABET ACCREDITATION Number: QCI/NABET/EIA/ACO/17/00427 Validity: 23.09.2022	
7	Applied for	Amendment/Expansion/Modification	

8	Location of the project	<p>OLD SURVEY NOS: 211/17B, 211/17C, 211/18, 212/1, 212/6, 212/8, 212/9, 212/10, 212/11, 212/12, 212/13, 212/14, 212/15, 212/16, 213/1A, 213/1B, 213/1C, 213/1D, 213/1E, 213/2, 116/1A, 116/1B, 116/1C, 116/4, 116/5, 314/8, 314/9, 314/10, 314/11, 314/12, 314/13, 314/14, 314/15, 314/16, 314/17, 314/18, 314/19, 314/20, 314/21, 314/22, 315/1, 315/2/1PT, 315/2/1PT , 315/2/2, 315/2/3, 315/2/4, 315/2/5, 315/2/6, 315/3, 316/2, 316/3, 316/5PT, 316/5PT, 316/6 , 316/7, 316/8, 316/9, 316/10, 316/11, 316/12, 316/13, 316/14, 316/15, 317/1, 317/4, 317/5, 317/8, 317/9, 317/10, 317/11/1, 317/12, 318/5, 306/5PT, 306/17, 306/18/1, 306/18/2, 306/20, 306/21, 306/22, 306/23, 306/24, 306/25, 306/26, 307, 308/14, 124/1PT, 128/2PT</p> <p>CORRESPONDING NEW SURVEY NOS: 46/17B, 46/17C, 46/18A, 46/18B, 46/18C, 47/1, 47/6, 47/8, 47/9A, 47/9B, 47/10, 47/11, 47/12, 47/13A, 47/13B, 47/13C, 47/14, 47/15, 47/16, 48/1A/1, 48/1A/2, 48/1B/1, 48/1B/2, 48/1C, 48/1D, 48/1E, 48/2, 59/1A/1, 59/1A/2, 59/1A/3, 59/1B/1, 59/1B/2, 59/1B/3, 59/1C, 59/4, 59/5, 60/8(8pt), 60/9(9pt), 60/10A, 60/10B, 60/11(11pt), 60/12, 60/13, 60/14, 60/15, 60/16, 60/17, 60/18, 60/19, 60/20, 60/21, 60/22, 61/1, 61/2/1, 61/2/2A, 61/2/2B, 61/2/3, 61/2/4, 61/2/5, 61/2/6, 61/2/7 (61/2A, 61/2/2A, 61/2/2B, 61/2B, 61/2D, 61/2E, 61/2F, 61/2G), 61/3, 62/2B, 62/3B, 62/3C, 62/5A, 62/5B, 62/5D, 62/5E/1, 62/5E/2, 62/6A, 62/6B, 62/7, 62/8B, 62/9A, 62/9B, 62/9C/1, 62/9C/2, 62/10A, 62/10B, 62/11, 62/12, 62/13A, 62/13B, 62/14, 62/15A, 62/15B, 63/1, 63/4/1, 63/4/2, 63/4/3, 63/4/4, 63/4/5, 63/5A, 63/5B, 63/5C, 63/8/1, 63/8/2, 63/8/3, 63/9, 63/10, 63/11/1A, 63/11/1B, 63/12/A, 63/12/B, 74/5(5A), 66/5B, 66/17B, 66/18/2 (66/18/B), 66/18/1B, 66/18/1C, 66/20A, 66/21A, 66/22B, 66/22C, 66/23, 66/24A, 66/24B, 66/25, 66/26, 67/2, 67/3, 67/4, 68/14, 81/1/3(1pt), 87/2/4(2pt) village Dhokali, Thane, Maharashtra.</p>
9	Latitude and Longitude	Latitude: 19°13'24.08"N; Longitude: 72°59'7.23"E
10	Plot Area (sq.m.)	1,00,377.02 m ²
11	Deductions (sq.m.)	33,619.45 m ²
12	Net Plot area (sq.m.)	66,142.68 m ²
13	Ground coverage (m ²) & %	Ground coverage (m ²): 20,441.40 m ² Ground coverage (%): 30.90 % (against Net plot)
14	FSI Area (sq.m.)	1,76,852.90 m ²
15	Non-FSI (sq.m.)	1,13,889.71 m ²
16	Proposed built-up area (FSI + Non FSI) (sq.m.)	2,90,742.61 m ²

17	TBUA (m ²) approved by Planning Authority till date		Sanctioned Plan by TMC vide letter No. V.P. 2005/138/TMC/TDD/190 dated 23.12.15 and vide letter No. V.P. S05/0075/14/TMC/TD-DP/TPS3857/22 dated 07.01.22 for plot area 99,098.39 m ² , FSI Area 1,55,185.31.00 m ² and TBUA area 2,66,078.24 m ² .				
18	Earlier EC details with Total Construction area, if any.		We have obtained prior EC vide No. SEAC-2009/CR-36/TC-3 dated. 25.05.2010 and revalidated vide No. SEAC-2009/CR-36/TC-3 dated 10.12.2015 for the plot area of 2,58,535.04.00 m ² , FSI area of 3,41,978.10 m ² , Total construction area of 4,66,648.09 m ² .				
19	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)		Till date, we have constructed 1,34,883.91 m ² on site (FSI: 84,670.02 m ²)				
20	Bldg. Name	Confg.	Height (m)	Bldg. Name	Confg.	Height (m)	Reason for Modification /Change
	Sub Plot A:			Sub Plot A:			Plot area removed from planning
	Residential Bldgs.: 9	G+7	23.95	-	-	-	
	Clubhouse: 1	G+1	7.0	-	-	-	
	Sub Plot B:			Sub Plot B:			
	Residential Bldgs.: 13	G+7	23.95	-	-	-	
	Clubhouse: 1	G+1	7.0	-	-	-	
	Sub Plot C:			Sub Plot C:			
	Residential Bldgs.: 24	G+7	23.95	-	-	-	
	Commercial Bldgs.: 1	G	4.0	-	-	-	
	Clubhouse: 1	G+1	7	-	-	-	
	Sub Plot D:			Sub Plot D renamed as Highland Garden			

	Resi. Bldgs.: 13 Comm. Bldgs.: 03	G/St + 7 (7) G/St + 17 (3) G/St + 1 (2) G/St + 11 (2) G/St + 12 (1) G (1)	24.92, 52.04, 7.56, 36.25, 39.15, 4.8	Residential Bldgs.: 13 Commercial Bldgs.: 03	G/St + 7 (7) G/St + 17 (3) G/St + 1 (2) G/St + 11 (2) G/St + 12 (1) G (1)	24.92, 52.04, 7.56, 36.25, 39.15, 4.8	No change. Subplot D is renamed as Highland Garden
	Clubhouse: 1	G+1	7.0	Clubhouse: 1	G+1	7.0	
	Sub Plot E:			Sub Plot E renamed as Plot A			
	Resi. Bldgs.: 6 Comm. Bldgs.: 01	G/St + 30 (1) G/St + 31 (1) G/St + 29 (3) G/St + 27 (1) G+6 (1)	92.0, 92.0, 88.6, 84.9, 26.3	Residential Bldgs.: 6 Commercial Bldgs.: 01	G/St + 30 (1) G/St + 31 (1) G/St + 29 (3) G/St + 27 (1) G+6 (1)	92.0, 92.0, 88.6, 84.9, 26.3	No change. Subplot E renamed as Plot A
	Clubhouse: 1	G+1	7.0	Clubhouse: 1	G+1	7.0	
	Sub Plot F:			Sub Plot F renamed as Plot B			
	Resi. Bldgs.: 11	G/St + 19 (1) G/St + 25 (5) G/St + 7 (4) G/St + 14 (1)	59.60, 75.55, 24.30, 43.9	Residential Bldgs.: 06	G/St + 19 (1) G/St + 25 (5)	59.60, 75.55,	Subplot F renamed as Plot B. 5 buildings are removed from earlier planning
	Clubhouse: 1	G+1	7.0	Clubhouse: 1	G+1	7.0	
				Parking Tower: 6	-	-	Newly proposed
	Resi. Bldg: 76 Comm. Bldg: 05			Resi. Bldg: 25 Comm. Bldg: 04			
21	No. of Tenements & Shops			Tenements: 2691 Nos., Shops: 145 Nos. Commercial area (Offices): 6683.20 m2			
22	Total Population			14,889			
23	Total Water Requirements CMD			1,876			

24	Under Ground Tank (UGT) location	Underground		
25	Source of water	TMC		
26	STP Capacity & Technology	4 STP of 1975 KLD Capacity; Technology: MBBR		
27	STP Location	Underground & Below Basement		
28	Sewage Generation CMD & % of sewage discharge in sewer line	Sewage Generation: 1,747 KLD % of sewage discharge in sewer line: 44 %		
29	Solid Waste Management during Construction Phase	Type	Quantity (Kg/d)	Treatment / disposal
		Dry waste	40	Handed over to local body
		Wet waste	60	Handed over to local body
		Construction waste	8,442	As per Construction Waste Management Rules, 2016
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Dry waste	2,806	Handed over to local body
		Wet waste	4,208	1 Mechanical Composting Unit 650 kg/day
		E-Waste	31.2	Handed over to Authorized recycler
		STP Sludge (dry)	17.0	STP sludge will be composted
31	RG Area in Sq. m.	RG required – 9,518.38 m ²		
		RG provided on Mother earth: 7,822.08 m ²		
		Paved RG provided – 11,646.69 m ²		
		Total RG provided – 19,468.77 m ²		
		Existing trees on plot: 208 Nos. Number of trees cut: 09 Nos. Number of trees transplant: 21 Nos.		
		Number of trees to be planted: 294 Nos. Number of trees planted till date: 432 Nos		
32	Power requirement	During Operation Phase:		
		Source	MSEDCL	
		Connected load	37.5 MW	
		Demand load	16.5 MW	
33	Energy Efficiency	a) Total Energy saving (%): 17.63 % b) Solar energy (%): 7.4 %		
34	D.G. set capacity	3900 KVA		
35	No. of 4-W & 2-W Parking with 25% EV	4-W Parking: 2242 Nos.; 2-W Parking: 3425Nos.; Parking with EV charging Facility: 1500 Nos		
36	No. & capacity of Rain water harvesting tanks /Pits	5 Rainwater Harvesting Tank of 520 KL capacity		
37	Project Cost in (Cr.)	Rs. 403 Cr.		
38	EMP Cost	Capital Cost: 1,357 Lakhs, O&M: 215 Lakhs/yr.		

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 project details approved as per earlier EC and proposed project details as shown below:

Sr. No	Particulars	Earlier EC vide No. SEAC-2009/CR-36/TC-3 dated. 25.05.2010 and revalidated vide No. SEAC-2009/CR-36/TC-3 10.12.2015	Proposed Amendment & Expansion in EC	Remarks
1.	Plot Area	2,58,535.04 m ²	1,00,377.02 m ²	Plot area is reduced by 1,58,158.02 m ² due to subdivision of plot
2.	FSI Area	3,41,978.10 m ²	1,76,852.90 m ²	Reduced due to decrease in plot area
3.	Non- FSI Area	1,24,669.99 m ²	1,13,889.71 m ²	
4.	Total construction area	4,66,648.09 m ²	2,90,742.61 m ²	
5.	No. of Buildings	Residential Building: 76 Commercial Building: 05 Clubhouse: 6 Nos.	Residential Buildings: 25 Nos. Commercial Buildings: 4 Nos. Clubhouse: 3 Nos. Parking Towers: 06 Nos.	Decreased due to decrease in plot area
6.	Nos. of Flats	Tenements: 5473 Shops: 350	Tenements: 2691 Nos. Shops: 145 Nos. Commercial area (Offices): 6683.20 m ²	Decreased due to decrease in plot potential
7.	Water Requirement	4,357 KLD	1,876 KLD	Decreased
8.	Waste Water Generation	3,188 KLD	1,747 KLD	Decreased
9	STP Capacity	6 STP of total capacity of 3,090 KLD	4 STP of total capacity of 1,975 KLD	Decreased

10	Solid Waste generation	Total: 12,320 kg/day Biodegradable: 7,270 kg/day Non-Biodegradable: 5,050 kg/day	Total: 7,014 kg/day Biodegradable: 4,208 kg/day Non-Biodegradable: 2,806 kg/day	Decreased
11	Traffic Management	2-wheeler: 5,473 Nos. 4-wheeler: 5,393 Nos.	2-wheeler: 3,425 Nos. 4-wheeler: 2,242 Nos.	Decreased
12	RG area	RG Provided: 54,379.31 m ²	RG Req: 9,518.38 m ² RG Provided: 19,468.77 m ²	As per norms
13	Project cost (Rs.)	Rs. 417 Cr	Rs. 403 Cr	Decreases

Earlier EC vide No. SEAC-2009/CR-36/TC-3 dated 10.12.2015			Proposed Amendment & Expansion in EC			Remark
Sub Plot A:			Sub Plot A:			Plot area removed from planning
Residential Bldgs.: 9	G+7	No. of Flats: 504 Shops: 60	-	-	-	
Clubhouse: 1	G+1		-	-	-	
Sub Plot B:			Sub Plot B:			
Residential Bldgs.: 13	G+7	No. of Flats: 728 Shops: 111	-	-	-	
Clubhouse: 1	G+1		-	-	-	
Sub Plot C:			Sub Plot C:			
Residential Bldgs.: 24	G+7	No. of Flats: 1274	-	-	-	
Commercial Bldgs.: 1	G	Shops: 34	-	-	-	
Clubhouse: 1	G+1		-	-	-	
Sub Plot D:			Sub Plot D renamed as Highland Garden			
Resi. Bldgs.: 13 Comm. Bldgs.: 03	G/St + 7 (7) G/St + 17 (3) G/St + 1 (2) G/St + 11 (2) G/St + 12 (1) G (1)	No. of Flats: 534 Shops: 88	Resi. Bldgs.: 13 Comm. Bldgs.: 03	G/St + 7 (7) G/St + 17 (3) G/St + 1 (2) G/St + 11 (2) G/St + 12 (1) G (1)	No. of Flats: 534 Shops: 88	No change. Subplot D is renamed as Highland Garden

Clubhouse: 1	G+1		Clubhouse: 1	G+1		
Sub Plot E:			Sub Plot E renamed as Plot A			
Resi. Bldgs.: 6 nos Comm. Bldg.: 01 no	St +1 st - 2 nd (pt. Resi./St./pt. Pod.) + 3 rd - 30 th F, G (pt Comm./pt St.) +1 st - 3 rd (pt. Resi./St./pt. Pod) + 4 th - 31 st F, G (pt Comm./pt St.) +1 st - 3 rd (pt. Resi./St./pt. Pod) + 4 th - 27 th F, S + 1 st - 2 nd (pt. Resi./St./pt. Pod) + 3 rd - 29 th F, G + 4 and 5 th to 6 th (pt) F,	No. of Flats: 1192 Shops: 1	Residential Bldgs.: 6 no Commercial Bldg.: 01 no	St +1 st - 2 nd (pt. Resi./St./pt. Pod.) + 3 rd - 30 th F; one bldg G (pt Comm./pt St.) +1 st - 3 rd (pt. Resi./St./pt. Pod) + 4 th - 31 st F; one bldg G (pt Comm./pt St.) +1 st - 3 rd (pt. Resi./St./pt. Pod) + 4 th - 27 th F; one building S + 1 st - 2 nd (pt. Resi./St./pt. Pod) + 3 rd - 29 th F; three buildings G + 4 and 5 th to 6 th (pt) F,	No. of Flats: 1192 Shops: 1	No change. Subplot E renamed as Plot A
Clubhouse: 1	G+1		Clubhouse: 1	G+1		
Sub Plot F:			Sub Plot F renamed as Plot B			
Resi. Bldgs.: 11 nos	G (pt Com./pt S)+1st (pt Com/pt Resi) + 2nd - 19th	No. of Flats: 1241 Shops:	Resi. Bldgs.: 6 nos	G (pt Com./pt S)+1st (pt Com/pt Resi) + 2nd - 19th	No. of Flats: 965 Shops:	Subplot F renamed as Plot B.

	F, B+G (pt. Comm./pt. St.)+1st - 25th F, G/St + 7 (4) G/St + 14 (1)	56		F ; one building B+G (pt. Comm./pt. St.)+1st - 25th F; five buildings	56	5 buildings are removed from earlier planning
Clubhouse: 1	G+1		Clubhouse: 1	G+1		
-	-	-	Parking Tower: 6	35 levels	-	Newly proposed
Resi. Bldg: 76 Comm. Bldg: 05		Flats: 5473 Shops: 350	Resi. Bldg: 25 Comm. Bldg: 04		Flats: 2691 Shops: 145	

3. Proposal is an expansion of existing construction project. PP has received earlier EC vide No. SEAC-2009/CR-36/TC-3 dated. 25.05.2010 for the plot area of 2,58,535.04 Sq.Mtrs. , FSI area of 3,41,978.10 Sq.Mtrs. & Total construction area of 4,66,648.09 Sq.Mtrs. Earlier EC was revalidated vide No. SEAC-2009/CR-36/TC-3 dated 10.12.2015. Proposal has been considered by SEIAA in its 257th meeting (Day-4) 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 as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
- 2.PP to obtain CFO NOC as per amended planning.
- 3.PP to submit certified six-monthly compliance report of earlier EC from Regional Office, MOEF&CC, Nagpur.
- 4.PP to submit audit report of existing STP & OWC.
- 5.PP to ensure that treated water is to be used for construction activity.
- 6.PP to reduce discharge of treated sewage up to 35%; PP to submit undertaking from concerned authority/agency/third party regarding use of excess treated water
- 7.PP to provide adequate mechanical ventilation to the STPs & include the cost of same in EMP.
- 8.PP to submit retrieval time analysis for evacuation at the time of disaster/emergency.
- 9.PP to include cost of dewatering, basement ventilation & mechanical ventilation in EMP; PP to adopt water conservation measures in operation phase by providing Low Flow Devices (LFD) as plumbing fixtures & accordingly, revise EMP of Operation phase.

B. SEIAA Conditions-

1. 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.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
3. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
4. SEIAA after deliberation decided to grant EC for – FSI area - 1,68,374.67 m², Non FSI area - 1,12,365.48 m² and total BUA - 2,80,740.15 m² (Plan approval No. V.P. 2005/138/TMC/TDD/190 dated 23.12.2015 & TMC/HQ-1 TPD-29/3879 dated 22.12.2022) (Restricted as per approval)

General Conditions:

a) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic

contaminants.

- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to 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

