

ENVIRONMENTAL
CLEARANCE

PARIVESH

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



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

To,

The Authorized Signatory
MACROTECH DEVELOPERS LIMITED
Lodha Excelus, NM Joshi Marg, Mahalaxmi, Mumbai- 400011 -400011

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/72423/2017 dated 21 Feb 2022. The particulars of the environmental clearance granted to the project are as below.

- | | |
|--|---|
| 1. EC Identification No. | EC22B039MH113214 |
| 2. File No. | SIA/MH/MIS/72423/2017 |
| 3. Project Type | Expansion |
| 4. Category | B1 |
| 5. Project/Activity including Schedule No. | 8(b) Townships and Area Development projects. |
| 6. Name of Project | Proposed Amendment/Expansion in EC for Integrated Residential Township Project by Macrotech Developers Ltd (Formerly known as Ajithnath Hi-Tech Builders Pvt. Ltd.) |
| 7. Name of Company/Organization | MACROTECH DEVELOPERS LIMITED |
| 8. Location of Project | Maharashtra |
| 9. TOR Date | 13 Jun 2017 |

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

Date: 16/07/2022

(e-signed)
Manisha Patankar Mhaikar
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/72423/2017
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s.Macrotech Developers Ltd.,
(Formerly known as Ajithnath Hi-Tech Builders Pvt. Ltd.),
Village Anjur, Mankoli, Surai, Sarang, Vehale, Tal. Bhiwandi,
Dist. Thane.

Subject : Environment Clearance for Amendment/Expansion in EC for Integrated Residential Township Project at Plot bearing S. No. 224, 225, 227, 228, 230, 231, 232, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 271, 270, 271, 272, 273, 274, 275, 276, 277, 278, 270, 271, 291, 292, 293, 294, 296, 297, 298, 299, 301, 302 of village Anjur, plot bearing S. No. 12, 14, 15, 21, 22, 25, 26, 27, 29, 28, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74 of village Mankoli, Plot bearing S. No. 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46 of village Surai, Plot bearing S. No. 32, 33, 34, 35, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50 of village Sarang and plot bearing S. No. 21 of village Vehale, Tal. Bhiwandi, Dist. Thane by M/s.Macrotech Developers Ltd (Formerly known as Ajithnath Hi-Tech Builders Pvt. Ltd.)

Reference : Application no. SIA/MH/MIS/72423/2017

This has reference to your communication on the above mentioned subject. The proposal was considered by the SEAC-2 in its 153rd & 174th meeting under screening category 8 (b) as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 232nd & 245th (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/MIS/72423/2017
2	Name of Project	Amendment/Expansion in EC for Integrated Residential Township Project at village Anjur, Mankoli, Surai, Sarang and Vehale, Tal. Bhiwandi, Dist. Thane by Macrotech Developers Ltd (Formerly known as Ajithnath

		Hi-Tech Builders Pvt. Ltd.).	
3	Project category	8 (b)	
4	Type of Institution	Private	
5	Project Proponent	Name	Shri. Atul Jangam
		Regd. Office address	412, Floor-4, 17G Vardhaman Chamber, Cawasji Patel Road, Horniman Circle, Fort, Mumbai-400001
		Contact number	+91 2261334400
		E-mail	atul.jangam@lodhagroup.com
6	Consultant	Mahabal Enviro Engineers Pvt. Ltd. Accredited by NABET vide No. QCI/NABET/EIA/ACO/17/00427 Valid till June 23, 2022	
7	Applied for	Expansion (Brownfield Project)	
8	Location of the project	Plot bearing S. No. 224, 225, 227, 228, 230, 231, 232, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 271, 270, 271, 272, 273, 274, 275, 276, 277, 278, 270, 271, 291, 292, 293, 294, 296, 297, 298, 299, 301, 302 of village Anjur, plot bearing S. No. 12, 14, 15, 21, 22, 25, 26, 27, 29, 28, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74 of village Mankoli, plot bearing S. No. 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46 of village Surai, Plot bearing S. No. 32, 33, 34, 35, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50 of village Sarang and plot bearing S. No. 21 of village Vehale Tal. Bhiwandi, Dist. Thane.	
9	Latitude and Longitude	Latitude: 19°13'50.76"N Longitude: 73°03'11.14"E	
10	Plot Area (sq.m.)	13,65,595.28 m ²	
11	Deductions (sq.m.)	4,16,506.56 m ²	
12	Net Plot area (sq.m.)	9,49,088.72 m ²	
13	Ground coverage (m ²) & %	Ground coverage (m ²): 3,97,556.48 m ² Ground coverage (%): 42 % (against Net plot)	
14	FSI Area (sq.m.)	17,40,841.08 m ²	
15	Non-FSI (sq.m.)	11,91,457.37 m ²	
16	Proposed built-up area (FSI + Non FSI) (sq.m.)	29,32,298.45 m ²	
17	TBUA (m ²) approved by Planning Authority till date	TBUA approved: 21,89,681.99 m² The Plan approved from MMRDA vide No. SROT/BSNA/2501/BP/Amended/ITP-Anjur,	

		Mankoli, Surai, Sarang & Velhe/ 531/ 2021 dated. 03.06.2021.
18	Earlier EC details with Total Construction area, if any.	Obtained the EC from SEIAA, Maharashtra vide No. SEIAA-EC-0000000289 dated. 11th May 2018 for the plot area of 5,60,167 m ² having FSI area of 9,53,283.90 m ² and the total construction area of 13,61,978 m ²
19	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)	As per EC, we have started construction on site. As on today, we have constructed 3,33,106.09 m ² area (FSI area: 2,29,234.69 m ²)
20	Previous EC / Existing Building	Proposed Configuration
	Bldg. Name	Bldg. Name
	Confg.	Confg.
	Height (m)	Height (m)
	123 Nos. Residential buildings, 5 Nos. of Commercial Bldg. (Area: 1,64,220 m ²), 13 Nos. of Non-Residential Buildings (Area: 21,065 m ²) & 5 MLCP	156 Nos. Residential buildings, 821 Villas, 27 Nos. of Commercial Bldg. (Area: 5,18,749.52 m ²), 12 Nos. of Non-Residential Buildings (Area: 3,827.35 m ²) & 6 MLCP
	Proposed No. of Buildings & Configuration:	Reason for Modification / Change
		Increased
		Residential: Type A with Deck: G+19 Floors (12 Bldgs.), Type A: G+19 Floors (14 Bldgs.), Type B: G+23 Floors (1 Bldg.), Type C: G+19 Floors (1 Bldg.), Type D: G+19 Floors (14 Bldgs.), Type E: G+19 Floors (3 Bldgs.), Type F: G+19 Floors (9 Bldgs.), Type H: G+23 Floors (54 Bldgs.), Type 1: G+23 Floors (5 Bldgs.), Type 2: G+23 Floors (17 Bldgs.), Type 3: G+19 Floors (1 Bldg.), Type 1BHK Crown A: G+23 Floors (11 Bldgs.), Type 1BHK Crown B: G+23 Floors (2 Bldgs.), Type 2BHK Crown A: G+23 Floors (1 Bldg.), Type 2BHK Crown B: G+23 Floors (1 Bldg.), Type 2BHK Crown C: G+14 Floors (1 Bldg.), Type Magnolia: G+14 Floors (1 Bldg.), Society 2A: G+14 Floors (1 Bldg.), Society 2B: G+14 Floors (1 Bldg.), Society 3: G+14 Floors (1 Bldg.), Society 4: G+14 Floors (1 Bldg.), Floresta: G+23 Floors (4 Bldgs.) & Villas: G+1 Floor (821 Nos.). Commercial: Type A: G+3P+14 Floors (3 Bldgs.), Type B: G+3P+14 Floors (4 Bldgs.), Type C: G+3P+9 Floors (1 Bldg.), Retail Type 1: G Floor (2 Bldgs.), Retail Type 2: G Floor (1 Bldg.), Mall: 1B+LG+G+4 Floor (1 Bldg.), Health Care Bldg.: G+7 Floors (1 Bldg.), School Bldg.: G+6 (2 Bldgs.), Market: G+2 Floors (1 Bldg.), Town Hall: G+1 Floors (2 Bldgs.) & Club House: G+1 Floor (10 Nos.). Amenity & Non-Residential: Receiving station:

		G+2 Floors (1 Bldg.), Fire Station: G+1 Floors (1 Bldg.), Fire Men's quarters: G+2 Floors (1 Bldg.), Burial Ground, Cremation Ground (1 Nos.), Transport Hub (5 Nos.), Police Station: G+1 Floors (1 Nos.), Meditation Centre: G+1 Floors (1 Nos.), SWM Plant (1 Nos.) Parking Towers: MLCP: 1 to 4 & 6: G+11 Floors and MLCP 5: G+12 Floors		
21	No. of Tenements & Shops	Flats: 25,128 Nos., Villas: 821 Nos. & Commercial: 5,18,750 m ²		
22	Total Population	2,09,864 Nos.		
23	Total Water Requirements CMD	19,178 KLD		
24	Under Ground Tank (UGT) location	Below Ground		
25	Source of water	STEM		
26	STP Capacity & Technology	Total STP capacity: 18,500 KLD; MBBR Technology		
27	STP Location	Ground and below Ground		
28	Sewage Generation CMD & % of sewage discharge in sewer line	Sewage generation: 17,995 KLD Disposal in Municipal sewer: Nil (Excess treated water will be utilised for Construction Purpose (500 KLD) , RMC Plant (200 KLD) and Plantation along Highway and Surrounding DP Roads (200 KLD), Agricultural use/purpose (5,485 KLD) to achieve zero discharge)		
29	Solid Waste Management during Construction Phase	Type	Quantity	Treatment / disposal
		Dry waste	160 kg/d	Local body
		Wet waste	240 kg/d	Local body
		Construction waste (m ³)	80,000 m ³	As per Construction Waste Management Rules, 2016
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity	Treatment / disposal
		Dry waste	23 TPD	Handed over to Local Body
		Wet waste	45 TPD	Composted using Bio methanation Plant of capacity 45 TPD (9 modules of 5 TPD each)
		Inert waste	8 TPD	Sent to landfill site within project boundary
		E-Waste (Ton/years)	300.0	Authorized recyclers
		STP Sludge (dry)	180 (kg/d)	STP sludge will be composted

31	R.G. Area in sq.m.	RG required – 2,66,602 m²	
		RG provided: 2,67,410 m² (Including Layout RG: 57,874.5, RG in Gardens & Parks: 68,279.76, Play Ground: 1,02,419.65 & School PG: 38,836)	
		RG provided on ground: - 2,67,410 m ²	
		Total – 2,67,410 m²	
		Existing trees on plot: 1,611 Nos.	
		Number of trees to be planted: 19,189 Nos. a) In RG area: 10,752 Nos. b) In Miyawaki Plantation (with area); 20,221.97 m ²	
		Number of trees to be cut: 105 Nos.	
		Number of trees to be transplanted: 598 Nos.	
32	Power requirement	During Operation Phase:	
		Details:	MSEDCL
		Connected load (MW)	209 MW
		Demand load (MW)	109.1 MW
33	Energy Efficiency	a) Total Energy saving (%): 18.7% b) Solar energy (%): 11.13 %	
		(Solar Hot Water panels for Residential buildings (2442 nos. @24650 m ² adequate for 4,884 tenements), Provision of Solar PV Panels (1,092 kW @8,190 m ²), Power Generation through Biogas Plant (777 kW))	
34	D.G. set capacity	Total: 53,500 kVA (18 x 360 kVA, 6 x 320 kVA, 1 x 1000 kVA, 33 x 1,250 kVA, 2 x 750 kVA, 4 x 450 kVA)	
35	No. of 4-W & 2-W Parking with 25% EV	4-wheeler: 31,804 Nos. 2-wheeler: 50,475 Nos. EV Charging points: 20,575 Nos.	
36	No. & capacity of Rain water harvesting tanks /Pits	Bore holes: 297 Nos. 46 Rainwater Harvesting tanks of total 7,165 KL will be provided.	
37	Project Cost in (Cr.)	Total project cost: Rs. 6,544 (Including expansion cost of Rs. 4,439)	
38	EMP Cost	Capital Cost: 12,750 Lakh and O&M Cost: 1,825 Lakh/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 regarding project details sanctioned in earlier EC and present proposal is as follows:

Sr. No	Particulars	As per EC received dated. 11.05.2018	Proposed	Remarks
1	Total Plot Area	5,60,167 m ²	13,65,595.28 m ²	8,05,428.28 m ² plot area added
2	FSI Area	9,53,283.90 m ²	17,40,841.08 m ²	Increased due to increase in plot area and BUA
3	Non- FSI Area	4,08,694.0 m ²	11,91,457.37 m ²	
4	Total construction area	13,61,977.9 m ²	29,32,298.45 m ²	
5	Building details	123 Nos. Residential buildings, 5 Nos. of Commercial Bldg. (Area: 1,64,220 m ²), 13 Nos. of Non-Residential Buildings (Area: 21,065 m ²) & 5 MLCP	156 Nos. Residential buildings, 821 Villas, 27 Nos. of Commercial Bldg. (Area: 5,18,749.52 m ²), 12 Nos. of Non-Residential Buildings (Area: 3,827.35 m ²) & 6 MLCP	Increased
6	Tenement and commercial area details	Flats: 14488 Nos. Commercial: 1,64,220 m ²	Flats: 25,128 Nos. Villas: 821 Nos. Commercial: 5,18,750 m ²	Increased
7	Population	1,08,064 Nos.	2,09,864 Nos.	Increased
8	Water Requirement	11,020 KLD	19,178 KLD	Increased due to increase in population
9	Sewage Generation	10,327 KLD	17,995 KLD	
10	STP details	10,850 KLD	18,500 KLD	
11	Solid waste generation	Total: 43.34 TPD Biodegradable: 26 TPD (Bio methanation Plant) Non-Biodegradable: 17.34 TPD	Total: 76 TPD Biodegradable: 45 TPD (Bio methanation Plant) Non-Biodegradable: 31 TPD (Inert 8 TPD to landfill)	
13	Power Requirement	Demand Load: 41.44 MW	Demand Load: 109.1 MW	Increased due to increase in area
14	D.G set	13,100 kVA	53,500 kVA	
15	Green belt development	1,52,558 m ²	2,67,410 m ²	Increased due to increase in plot area.

16	Tree to be planted	6,507 Nos.	19,189 Nos.	Increased
17	Parking provided	2-wheeler: 35,412 Nos. 4-wheeler: 18,957 Nos.	2-wheeler: 50,475 Nos. 4-wheeler: 31,804 Nos.	Increased

3. Proposal is an expansion of existing construction project. PP obtained earlier EC vide for SEIAA-EC-0000000289, dated 11/05/2018 for plot area of 5,60,167.00 Sq. Mtrs, Total construction area of 13,61,978.00 Sq.Mtrs and FSI area of 9,53,283.90 Sq.Mtrs. Proposal has been considered by SEIAA in its 232nd & 245th (Day-1) meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions thereunder as per the circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to obtain following NOCs as per revised planning:
a) Water supply, b) Sewer NOC, c) SWM/ C&D NOC, d) CFO NOC, e) Tree NOC
f) Nalla remarks, g) SWD remarks.
3. PP to submit geo-hydrological survey report and provide maximum Nos. of Rain Water Harvesting tanks along with recharge pits.
4. PP to submit for undertaking that they have maximum utilization of excess treated water for on-going construction. PP to submit a sustainable plan for use of excess treated water.
5. PP to get NOC from competent authority with reference to Thane creek flamingo sanctuary.
6. PP to obtain Peso license for storage of diesel as 64 Nos. of DG sets with capacity of 53,500 KVA are going to installed within the project site.
7. PP to provide Low Flow Devices (LFD) & Sensors as water conservation measures in operation phase; PP to provide portable STP for workers in construction phase & accordingly revise construction & operation phase EMP.
8. Planning authority to ensure sewer lines network and storm water drainage network before issuing Occupation Certificate.

B. SEIAA Conditions-

1. PP to plant 10752 no of trees as compensatory plantation as per amended provision of the Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 and strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.

2. PP to 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. 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.
5. SEIAA after deliberation decided to grant EC for – FSI- 11,94,148.49 m2, Non-FSI- 9,95,533.50 m2, Total BUA- 21,89,681.99 m2. (Plan approval-SROT/BSNA/2501/BP/Amended/ITP-Anjur, Mankoli, Surai, Sarang & Velhe/ 531/ 2021 dated. 03.06.2021).

General Conditions:

a) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and

improved.

- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XVII. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVIII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XIX. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

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

Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.

- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in
- XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- XIII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIV. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, 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.


Manisha Patankar-Mhaikar
(Member Secretary, SEIAA) 9/2/2022

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