



सत्यमेव जयते

**File No:Proposal No : SIA/MH/INFRA2/564233/2026**  
**Government of India**  
**Ministry of Environment, Forest and Climate Change**  
**(Issued by the State Environment Impact Assessment Authority(SEIAA),**  
**MAHARASHTRA)**

\*\*\*



Dated 23/02/2026



To,

Mr. Rupesh Kadam  
M/s. Macrotech Developers Limited  
412, Floor- 4, 17G Vardhaman Chamber Cawasji Patel Road, Horniman Circle, Fort Mumbai MH IN  
400001., Mumbai , MUMBAI, MAHARASHTRA, --, 400001  
developersmacrotech@gmail.com

**Subject:** Grant of Transfer of Environmental Clearance (EC) to the project under the provision of the EIA Notification 2006 and as amended thereof regarding.

**Sir/Madam,**

This is in reference to your application submitted to SEIAA vide proposal number SIA/MH/INFRA2/564233/2026 dated 23/02/2026 for grant of transfer of Environmental Clearance (EC) to the project under the provision of para 11 of the EIA Notification 2006-and as amended thereof.

2. The particulars of the proposal are as below :

- |  |  |
|--|--|
| <b>(i) EC Identification No.</b>                   | EC26B3812MH5978270T  |
| <b>(ii) File No.</b>                               | Proposal No : SIA/MH/INFRA2/564233/2026  |
| <b>(iii) Clearance Type</b>                        | Transfer of EC   |
| <b>(iv) Category</b>                               | B1   |
| <b>(v) Project/Activity Included Schedule No.</b>  | 8(b) Townships/ Area Development Projects / Rehabilitation Centres   |
| <b>(vi) Name of Project</b>                        | Expansion of Integrated Township Development Project at village Asode, Wakalan, Bale, Bamali, Narivali, Narhen, Usatane, Nighu and Burdul, Taluka Ambernath District Thane |
| <b>(vii) Location of Project (District, State)</b> | THANE, MAHARASHTRA   |
| <b>(viii) Issuing Authority</b>                    | SEIAA  |
| <b>(ix) EC Date</b>                                | 23/02/2026   |
| <b>(x) Details of Transferee</b>                   | 412, Floor- 4, 17G Vardhaman Chamber Cawasji Patel Road, Horniman Circle, Fort Mumbai MH IN 400001.,Mumbai,482,27,400001   |
| <b>(xi) Details of Transferor</b>                  | M/s. Macrotech Developers Limited, 412, Floor- 4, 17G Vardhaman Chamber Cawasji Patel Road,  |

**Plot/Survey Khasra Nos.:** Sr.no.- 15,16,17, 20 to 28, 39 & 40, 6,7,8,11, 13 to 36, 44, 46 to 69, 71 to 96, 98, 109, 111, 112, 113, 114, 115, 117, 119, 120 to 129, 131 to 159, 161 to 172, 180 & 181, , Sr. No. -1 to 27, 31 to 54, , Sr. no.- 2 to 7, 9 to 46, 49 to 55, 57 to 77, 79, 81,85, 86,87, 88, 94 to 105, 110, 111, 112, 113, 124 to 130, 132, 134, 135, 137, 138, 141, 142, 143, 144, 145, 164, 167, 169, 170, 171, 173 to 181, , Sr. no.: 5,7,8,13, 16, 17, 18, 19,20,21,23,25,30 to 35 , Sr. No. 2,3,6,13,18 to 21, 23,24, 29,31, 37, 38,42, 48, 50, 51, 59, 61, 65,66 & 67 , 34 to 52, 54, 66 to 69, 72 to 91, 96, 97 & 98, , Sr.no. 5 to 12, 14, 15, 21, 25, 26, 29, 30, 32, 35 to 70, 72 to 81, 83, 86 to 130, 132 to 136, 139 to 149, 162 to 190, 193 to 195, 201 to 209, , Sr.no.- 14 & 15,

1. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-7 were submitted to the SEIAA under the provision of Para 11 of the EIA notification 2006 and its subsequent amendments. Details in Form 7 can be accessed on PARIVESH portal by scanning the QR Code above and can also be accessed at [click here](#).
2. The SEIAA has examined the requisite information/documents required for transfer of EC in accordance with the provisions contained in the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and hereby accords Transfer of EC dated Invalid date to 412 under the provisions of EIA Notification, 2006 and as amended thereof subject to compliance of EC conditions issued vide EC letter dated 23/02/2026.
3. The SEIAA may revoke or suspend the clearance, if implementation of any of the EC conditions is not satisfactory. The SEIAA reserves the right to stipulate additional conditions, if found necessary.
4. The PP is under obligation to implement commitments made in the Environment Management Plan, which forms part of this EC issued vide dated 23/02/2026.
5. This issue with the approval of the Competent Authority.

**Send Approval Copy To (In case of multiple use comma as separator)**

**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY**


No. SIA/MH/INFRA2/564233/2026  
Environment & Climate  
Change Department,  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.

To,  
LODHA DEVELOPERS LIMITED.  
at village Asode, Wakalan, Bale, Bamali,  
Narivali, Narhen, Usatane, Nighu and Burdul,  
Taluka Ambernath District Thane.

Sub : Environmental Clearance for Expansion of Integrated Township Development Project at village Asode, Wakalan, Bale, Bamali, Narivali, Narhen, Usatane, Nighu and Burdul, Taluka Ambernath District Thane by LODHA DEVELOPERS LIMITED (Transfer of EC).

Ref : 1. Your application for transfer of EC- SIA/MH/INFRA2/564233/2026  
2. EC Letter no. SIA/MH/INFRA2/406476/2022 dated 26.09.2023

1. This has reference to your online application vide proposal No. SIA/MH/INFRA2/564233/2026 in prescribed Form -7 and other documents for seeking transfer of Environmental Clearance (EC) of the project mentioned in the subject.
2. Environment Clearance was granted to M/s. Macrotech Developers Limited EC vide No. SIA/MH/INFRA2/406476/2022 dated 26.09.2023 for the construction on site. Now, you have applied for transfer of EC dated 26.09.2023 from M/s. Macrotech Developers Limited to M/s. Lodha Developers Limited.
3. You have submitted following documents Copy of NCLT order, in support of your application for transfer of EC-
  - 1) Copy of Certificate of Incorporation dated 16.06.2025
  - 2) NOC by Transferer dated 02.01.2026
  - 3) Acceptance affidavit by Transferee dated 15.10.2025
4. SEIAA noted the above facts in its 319<sup>th</sup> meeting and decided to transfer of EC dated 26.09.2023 from M/s. Macrotech Developers Limited to M/s. Lodha Developers Limited subject to all other terms and conditions mentioned in the EC letter dated 26.09.2023 shall remain the same.

  
Jayashree Bhoj (IAS)  
(Member Secretary, SEIAA)

ENVIRONMENTAL  
CLEARANCE



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

To,

The DVP  
MACROTECH DEVELOPERS LIMITED  
S. No. 36(P), S. No. 28(P), Plot No. A, Mohammadwadi, Pune -411060

**Subject:** Grant of Environmental Clearance (EC) to the proposed Project Activity under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/INFRA2/406476/2022 dated 18 Nov 2022. The particulars of the environmental clearance granted to the project are as below.

1. EC Identification No.	EC23B039MH178911
2. File No.	SIA/MH/INFRA2/406476/2022
3. Project Type	Expansion
4. Category	B
5. Project/Activity including Schedule No.	8(b) Townships and Area Development projects.
6. Name of Project	Proposed Expansion of Integrated Township Development Project
7. Name of Company/Organization	MACROTECH DEVELOPERS LIMITED
8. Location of Project	MAHARASHTRA
9. TOR Date	N/A

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

Date: 26/09/2023

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

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

*This is a computer generated cover page.*

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and Virtuous Environmental Single-Window Hub)



**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY**

No. SIA/MH/INFRA2/406476/2022  
Environment & Climate Change  
Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.

To  
M/s.Macrotech Developers Ltd.,  
Village: Asode, Wakalan, Bale, Bamali, Narivali,  
Narhen, Usatane, Nighu & Burdul,  
Taluka – Ambernath, District- Thane.

Subject : Environmental clearance for proposed Expansion of Integrated Township Development Project at Village: Asode, Wakalan, Bale, Bamali, Narivali, Narhen, Usatane, Nighu & Burdul, Taluka – Ambernath, District- Thane by M/s.Macrotech Developers Ltd.

Reference : Application no. SIA/MH/INFRA2/406476/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 206<sup>th</sup> meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 264<sup>th</sup> (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 09<sup>th</sup> August, 2023.

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

Sr. No.	Description	Details	
1	Proposal Number	SIA/MH/INFRA2/406476/2022	
2	Name of Project	Proposed Expansion of “Integrated Township Development Project”	
3	Project category	Category 8 (b) ‘B1’	
4	Type of Institution	Private	
5	Project Proponent	Name	Mr. Atul Jangam
		Regd. Office address	Regd. Off. 412, 17G Vardhman Chamber, Cawasji Patel Road, Homiman Circle, Fort, Mumbai – 400001
		Contact number	022 23024400
		E-mail	<a href="mailto:atul.jangam@lodhagroup.com">atul.jangam@lodhagroup.com</a>
6	Consultant	Aditya Environmental Services Pvt. Ltd. Accreditation no: NABET/EIA/2225/RA 0262	
7	Applied for	Amendment and Expansion in EC	
8	Location of the project	Village Asode : Survey No: 1 to 27, 31 to 54, Village Burdul: Survey No: 2,3,6,13,18 to21,23,24, 29, 31, 37, 38, 42, 48, 50, 51,59, 61, 65, 66& 67, Village Narhen: Survey No: 34 to 52, 54, 66 to 69, 72 to 83 to 91,96, 97 & 98, Village Usatan: Survey No: 15,16,17,20 to 28, 39 & 40, Village Bale: Survey No: 2 to 7,9 to 46, 49 to 55,	

		57 to 77, 79, 81, 85, 86, 87, 88, 94 to 105, 110, 111, 112, 113, 124 to 130, 132, 134, 135, 137, 138, 139, 141, 142, 143, 144, 145, 164, 167, 169, 170, 171, 173 to 181, Village Bamali: Survey No: 5, 7, 8, 13, 16, 17, 18, 19, 20, 21, 23, 25, 30 to 35, Village Nighu : Survey No: 14 & 15, Village Narivali: Survey No: 5 to 12, 14, 15, 21, 24, 25, 26, 29, 30, 32, 35 to 70, 72 to 81, 83, 86 to 130, 132 to 136, 139 to 149, 162 to 190, 193 to 195, 201 to 209, Village Wakalan: Survey No: 6, 7, 8, 11, 13 to 36, 44, 46, to 69, 71 to 96, 98, 109, 111, 112, 113, 114, 115, 117, 119 to 120 to 129 131 to 159, 161 to 172, 180 & 181, Taluka – Ambarnath, District- Thane, Maharashtra		
9	Latitude and Longitude	Latitude: 19°07'16.64" N Longitude: 73°06'20.19" E		
10	Plot Area (sq.m.)	59,07,659 sq.m		
11	Deductions (sq.m.)	--		
12	Net Plot area (sq.m.)	59,07,659 sq.m		
13	Ground coverage (m2) & %	17,88,769 sq.m & 30.28%		
14	FSI Area (sq.m.)	94,24,650 sq.m		
15	Non-FSI (sq.m.)	4,18,919 sq.m		
16	Proposed built-up area (FSI + Non FSI) (sq.m.)	98,43,569 sq.m		
17	TBUA (m <sup>2</sup> ) approved by Planning Authority till date	FSI area: 94,24,650 sq.m Non FSI area: 4,18,919 sq.m GCBUA: 98,43,569 sq.m Master plan approval from Collector, Thane & Joint Director, Town Planning, Pune, letter dt. 29.11.21		
18	Earlier EC details with Total Construction area, if any.	EC identification no. EC21B039MH111585 File no. SIA/MH/MIS/58879/2020 TOR date: 23.03.2021 EC grant date: 9.12.2021 Total plot area: 51,14,710.51 sq.m (plot area for Phase I - 11,60,979 sq.m FSI area: 8,61,826 sq.m Non FSI area: 59,030 sq.m Total built up area: 9,20,857 sq.m Plan approval: ITP/Mou. Asode & others/SHSKV, Dated. 11.11.2021		
19	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)	FSI area: 32,351 sq.m Non FSI area: Nil GCBUA: 32,351 sq.m		
20	<b>Previous EC / Existing Building</b>	<b>Proposed Configuration</b>		<b>Reason for Modification / Change</b>
	<b>Building</b>	<b>Configuration</b>	<b>Height</b>	<b>Building</b>

	Name		(m)	Name		(m)	
	A1-A3, A6-A8 (Industrial building)	G + 1	14.0	B3, B4 (Industrial)	G + 2	20.0	Change in nomenclature, expansion in existing building and addition of bungalows
	A4, A5 (Warehouse)	G + 1	14.0	B1, B2 (Warehouse)	G + 2	20.0	
	B1-B4 (Industrial building)	G + 1	14.0	B5 -B7 (Industrial building)	G + 2	20.0	
	B5 (Warehouse)	G + 1					
	C1-C3, C6- C7 (Industrial Buildings)	G + 1	14.0	A1 (Industrial Buildings)	G + 2	20.0	
	C4, C5, C8, C9 (Warehouse)	G + 1	14.0	A2 - A5 (Warehouse)	G + 2	20.0	
	D1- D11 (Residential)	G + 7	23.65	Pearl (10 nos. Residential)	G + 23	69.9	
				39 nos. Bungalows	G + 2	11.1	
	E1-E3 (Commercial)	G + 3	12.60	-	-	-	Deleted from planning
<b>Proposed Buildings</b>							
				<b>Building Name</b>	<b>Configuration</b>	<b>Height (m)</b>	
				Sector C1			
				Cremation	-	-	
				Burial	-	-	
				Building E1 to E8	G + 2	20	
				Sector C2			
				A1, A2, A3, B1, B2	G + 2	20	
				B3, B4, B5 (Gala)	G + 5	24.9	
				Sector C3			
				C1	G + 2	20	
				Sector D1			
				D1 to D13	G + 2	20	
				Sector D2			
				E9, E10, E11, E12, C1, C3, C4, C6, C7	G + 2	20	
				C2 & C5	G + 2	20	

				Retail (3 Nos)	G + 2	13.20
				Sector D3		
				Bungalow (57 Nos)	G + 2	11.10
				Sector E1		
				Residential building (11 Nos)	G + 23	69.90
				School	G + 5	23.40
				Market	G + 5	25.80
				Bus Station	-	69.90
				Sector E2		
				Residential building (48 Nos)	G + 23	25.80
				Hospital	G + 5	25.80
				Public Assembly	G + 5	16.50
				MLCP	G + 5	69.90
				Sector E3		
				Residential building (55 Nos)	G + 23	69.90
				School	G + 6	27.20
				MLCP	G + 5	16.50
				Sector F1		
				F1 to F5 (15 Nos)	G + 2	20
				Sector F2		
				F6-F10 (Warehouse-15 Nos)	G + 2	20.00
				F11 (Industrial Building – 06 Nos)	G + 5	24.9
				Residential building (10 Nos)	G + 23	69.90
				Sector G		
				Residential Building (52 Nos)	G + 23	69.90
				Public Assembly	G + 6	30.00
				School	G + 6	27.2
				MLCP	G + 5	16.50
				Bus Station	-	-

				Fire station	-	-
				Police station	-	-
				Sector H		
				H1 to H4 & H8 to H12	G + 2	20
				H5, H6, H7	G + 2	20
				Residential Building	G + 23	69.90
				School	G + 6	27.20
				Hospital	G + 6	30.00
				Sector II		
				Residential Building (1 BHK)	G + 23	69.90
				Residential Building (2 BHK)	G + 23	69.90
				Market	G + 6	30.00
				MLCP	G + 5	16.50
				Sector I2		
				Residential Building (17 Nos)	G + 23	69.90
				Residential Building (8 Nos)	G + 23	69.90
				School	G + 6	27.20
				MLCP	G + 5	16.50
				Sector I3		
				Residential Building (37 Nos)	G + 23	69.90
				Residential Building (05 Nos)	G + 23	69.90
				Public Assembly	G + 6	30.00
				Hospital	G + 6	30.00
				School	G + 6	27.20
				MLCP	G + 5	16.50
				Sector J1		
				Residential Building (29 Nos)	G + 23	69.90
				Residential Building (3 Nos)	G + 23	69.90
				School	G + 6	30.00
				Sector J2		

				Residential Building (18 Nos)	G + 23	69.90	
				School	G + 6	27.20	
				Market	G + 6	30.00	
				MLCP	G + 5	16.50	
21	No. of Tenements & Shops			Industrial buildings: 93 nos., Warehouse: 31 nos., Residential: 365 nos., Retail: 3 nos., MLCP: 7 nos., Bungalow: 96 nos., School: 7 nos., Hospitals: 3 nos., Public assembly: 3 nos., 1 Fire Station, 2 Bus Station, 1 Police Station, Cremation, Burial ground			
22	Total Population			Total Occupants: 9,12,025 nos. Residential + Commercial: 8,29,092 nos. Visitor: 82,933 nos.			
23	Total Water Requirements CMD			Total water requirement: 1,13,579 CMD			
				<b>Water requirement</b>	<b>Source</b>	<b>Total water requirement (cmd)</b>	
						<b>Dry Season</b>	<b>Wet Season</b>
				Domestic	MIDC	59,300	59,300
				Flushing	STP Recycled water	30,731	30,731
				Gardening	STP Recycled water	12,595	-
				HVAC make-up	STP recycled water	8,806	8806
				Grass pavers	STP Recycled water	2,147	-
				<b>Total</b>		<b>1,13,579</b>	<b>98,837</b>
24	Under Ground Tank (UGT) location			Underground			
25	Source of water			Supply from MIDC + Recycled water from STP			

26	STP Capacity & Technology	STP Capacity: 38 nos. of total 81,825 cmd capacity Technology: MBBR Technology			
		<b>Sector</b>	<b>No. of STPs proposed</b>	<b>STP Capacity in kld</b>	<b>Total STP capacity in kld</b>
		Sector A	2	100	200
		Sector B2	1	550	550
		Sector B1	1	500	500
		Sector B3	2	1150, 620	1770
		Sector C1	2	125, 125	250
		Sector C2	1	450	450
		Sector C3	1	80	80
		Sector D1	1	300	300
		Sector D2	2	800, 45	845
		Sector D3	1	45	45
		Sector E1	2	1150, 1150	2300
		Sector E2	2	5000, 6550	11550
		Sector E3	2	6550, 6550	13100
		Sector F1, F2	2	3300, 80	3380
		Sector G	1	4400	4400
		Sector H	2	6210, 3000	9210
		Sector I1	1	6000	6000
		Sector I2	1	5500	5500
Sector I3	6	800, 1150, 3200, 3300, 1150, 100	9700		
Sector J1	2	6550, 800	7350		
Sector J2	3	450, 3815, 80	4345		
<b>Total</b>	<b>38</b>		<b>81,825</b>		
27	STP Location	On ground			
28	Sewage Generation CMD & % of sewage discharge in sewer line	Sewage generation: 78,170 CMD % of sewage discharge in sewer line: Zero liquid discharge			
29	Solid Waste Management during Construction Phase	<b>Type</b>	<b>Quantity (Kg/d)</b>	<b>Treatment / disposal</b> Will be segregated, and recyclable waste will be disposed of to authorized vendors.	
		Dry waste	110 kg/day		
		Wet waste	150 kg/day		
		Construction waste	1,01,98,437 cum	Surplus material will be disposed of as per C&D Waste Management Rules,2016.	
30		<b>Type</b>	<b>Quantity (Kg/d)</b>	<b>Treatment / disposal</b>	

	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Dry waste	1,22,639 kg/day	will be segregated, and recyclable waste will be disposed of to authorized vendors.
		Wet waste	1,58,877 kg/day	Proposed organic waste converter onsite.
		E-Waste	42 MT/annum	E waste will be sent to authorised dismantler or recycler.
		STP Sludge (dry)	807 kg	The dried STP sludge, after appropriate drying, will be used as manure for gardening to the extent possible.
Capacity of OWC to be installed:				
		<b>Sr. No.</b>	<b>Sector</b>	<b>OWC capacity (kg/day)</b>
		1.	Sector A	604
		2.	Sector B2	1618
		3.	Sector B1	1469
		4.	Sector B3	3288
		5.	Sector C1	711
		6.	Sector C2	1335
		7.	Sector C3	227
		8.	Sector D1	917
		9.	Sector D2	2410
		10.	Sector D3	79
		11.	Sector E1	4005
		12.	Sector E2	21516
		13.	Sector E3	24257
		14.	Sector F1	2434
		15.	Sector F2	5239
		16.	Sector G	8375
		17.	Sector H	18370
		18.	Sector I1	11390
		19.	Sector I2	10170
		20.	Sector I3	18381
		21.	Sector J1	13839
		22.	Sector J2	8243
31	R.G. Area in sq.m.	RG required – 12,91,734.71 sq.m		
		RG provided on Mother earth- 13,05,827.98 sq.m		
		RG provided on Podium – Nil		
		Total: 13,05,827.98 sq.m		
		Existing trees on plot: 15,143 nos.		
		Number of trees to be planted: a) In RG area: 73,239 nos. b) In Miyawaki Plantation (with area): 2,55,103.8 sq.m		
		Number of trees to be cut: 1510 nos. Number of trees to be retained: 8588 nos.		
Number of trees to be transplanted: 5045 nos. Total trees on ground: 81,827 nos.				

32	Power requirement	During Operation Phase:																									
		<b>Details</b>	<b>Requirement</b>																								
		Connected load (MW)	431.054																								
		Demand load (MW)	222																								
33	Energy Efficiency	a) Total Energy saving (%): 22.20%																									
		b) Solar energy (%): 5.02%																									
34	D.G. set capacity	22 DG sets of total 83.35 MVA capacity																									
		22 transformers of total 331.35 MVA capacity																									
35	No. of 4-W & 2-W Parking with 25% EV	<table border="1"> <thead> <tr> <th>Parking details</th> <th>Required (nos.)</th> <th>Proposed (nos.)</th> </tr> </thead> <tbody> <tr> <td>4-Wheeler</td> <td>1,10,850</td> <td>1,48,237</td> </tr> <tr> <td>2-Wheeler</td> <td>1,63,150</td> <td>2,20,509</td> </tr> <tr> <td>Truck</td> <td>1765</td> <td>2501</td> </tr> <tr> <td>Bus</td> <td>--</td> <td>80</td> </tr> </tbody> </table>		Parking details	Required (nos.)	Proposed (nos.)	4-Wheeler	1,10,850	1,48,237	2-Wheeler	1,63,150	2,20,509	Truck	1765	2501	Bus	--	80									
Parking details	Required (nos.)	Proposed (nos.)																									
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2-Wheeler	1,63,150	2,20,509																									
Truck	1765	2501																									
Bus	--	80																									
36	No. & capacity of Rain water harvesting tanks /Pits	<table border="1"> <thead> <tr> <th>Particular</th> <th>Tanks proposed (nos.)</th> <th>Capacity (cmd)</th> <th>Total capacity (cmd)</th> </tr> </thead> <tbody> <tr> <td>RWH Pits</td> <td>98</td> <td>Diameter of 225 mm, with an average depth of about 15 m</td> <td>-</td> </tr> <tr> <td>RWH Tanks</td> <td>26</td> <td>-</td> <td>-</td> </tr> </tbody> </table>		Particular	Tanks proposed (nos.)	Capacity (cmd)	Total capacity (cmd)	RWH Pits	98	Diameter of 225 mm, with an average depth of about 15 m	-	RWH Tanks	26	-	-												
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RWH Pits	98	Diameter of 225 mm, with an average depth of about 15 m	-																								
RWH Tanks	26	-	-																								
37	Project Cost in (Cr.)	Rs. 14,661 Crs.																									
38	EMP Cost	<p><b>During Construction phase:</b></p> <table border="1"> <thead> <tr> <th>Environment Protection Measure</th> <th>Capital Cost (Rs. In lakh)</th> <th>O&amp;M Cost (Rs. In lakh)</th> </tr> </thead> <tbody> <tr> <td>Top soil &amp; Debris management</td> <td>20,00,000</td> <td>3,60,000</td> </tr> <tr> <td>Toilets for labour + Portable STP for labour + drinking water + first aid arrangement (Including labor camp-10000 sq.ft)</td> <td>1,00,00,000</td> <td>18,00,000</td> </tr> <tr> <td>Health and Safety of Labourers</td> <td>3,00,000</td> <td>3,60,000</td> </tr> <tr> <td>Monitoring of Environmental Parameters</td> <td>5,00,000</td> <td>2,10,000</td> </tr> <tr> <td>Environment monitoring cell</td> <td>5,00,000</td> <td>2,10,000</td> </tr> <tr> <td>Disaster Management</td> <td>25,00,000</td> <td>1,80,000</td> </tr> <tr> <td><b>TOTAL</b></td> <td><b>1,58,00,000</b></td> <td><b>31,20,000</b></td> </tr> </tbody> </table> <p><b>During Operation Phase:</b></p>		Environment Protection Measure	Capital Cost (Rs. In lakh)	O&M Cost (Rs. In lakh)	Top soil & Debris management	20,00,000	3,60,000	Toilets for labour + Portable STP for labour + drinking water + first aid arrangement (Including labor camp-10000 sq.ft)	1,00,00,000	18,00,000	Health and Safety of Labourers	3,00,000	3,60,000	Monitoring of Environmental Parameters	5,00,000	2,10,000	Environment monitoring cell	5,00,000	2,10,000	Disaster Management	25,00,000	1,80,000	<b>TOTAL</b>	<b>1,58,00,000</b>	<b>31,20,000</b>
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		Environment Protection Measure	Capital Cost (Rs. In lakh)	O&M Cost (Rs. In lakh/year)
		Sewage Treatment Plant (with sensors)	10,216.22	510.81
		Solid Waste Management	2,085.89	834.36
		Rainwater Harvesting	1,199.39	59.97
		Landscape	3,325.44	332.54
		DMP (Fire Fighting measures)	22,215.64	1,110.78
		Energy saving features (including low flow devices)	1,199.39	11.99
		Monitoring of Environmental Parameters	--	10.43
		Environmental Monitoring Cell	--	10.43
		Sewage Treatment Plant (with sensors)	40,241.96	2,881.32
		<b>TOTAL</b>	<b>10,216.22</b>	<b>510.81</b>
39	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	As per EMP		
40	Details of Court Cases/litigations w.r.t the project and project location, if any.	Nil		

The comparative statement showing project details approved as per earlier EC and proposed project details is as given below:

Sr. No.	Particular	Area approved under previous EC dtd. 09.12.2021	Proposal after Expansion	Remark
<b>1.</b>	<b>AREA STATEMENT (in sq.m)</b>			
i.	Total plot area	51,14,710.51 sq.m	59,07,659 sq.m	Increase in plot area
	Plot area for Phase I	11,60,979.00 sq.m	-	Existing plot
ii.	FSI	8,61,826 sq.m	94,24,650 sq.m	Increase in FSI
iii.	Non FSI	59,030 sq.m	4,18,919 sq.m	Increase in Non FSI
iv.	Gross Construction BUA	9,20,857 sq.m	98,43,569 sq.m	Increase in GCBUA
v.	RG area required	1,15,364 sq.m	12,91,734 sq.m.	Increase in RG area
	RG area proposed	1,83,036.10 sq.m	13,05,827 sq.m.	

vi.	Ground coverage area	4,99,398 sq.m	17,88,769 sq.m	Increase in Ground coverage area
2.	PROJECT COST (In Rs. crore)	966.43 Cr	14,661 Cr	Increase in project cost

Sr. No.	Particular	As per Previously Approved EC dtd. 09.12.2021	Proposal after Expansion	Remarks
<b>3.</b>	<b>NO. OF BUILDINGS, CONFIGURATION, HEIGHT, UNITS</b>			
i.	No. of buildings	<ul style="list-style-type: none"> <li>• Industrial buildings: 15 nos.</li> <li>• Warehouse: 7 nos.</li> <li>• Residential: 11 nos.</li> <li>• Commercial: 3 nos.</li> </ul>	<ul style="list-style-type: none"> <li>• Industrial buildings: 93 nos.,</li> <li>• Warehouse: 31 nos.,</li> <li>• Residential: 365 nos.,</li> <li>• Retail: 3 nos.</li> <li>• MLCP: 7 nos.,</li> <li>• Bungalow: 96 nos.,</li> <li>• School: 7 nos.,</li> <li>• Hospitals: 3 nos.,</li> <li>• Public assembly: 3 nos.,</li> <li>• 1 Fire Station, 2 Bus Station, 1 Police Station, cremation, Burial ground</li> </ul>	Addition of new buildings in expanded plot.

**Environmental Parameters:**

Sr. No	Particular	As per previously approved EC dated 09.12.2021	Proposal after expansion	Remark
<b>1.</b>	<b>NUMBER OF USERS (nos.)</b>			Increase in no. of users
a.	Residential + Commercial	78,408 nos.	9,12,025 nos.	
<b>2.</b>	<b>WATER CONSUMPTION</b>			
a.	Source	MIDC + STP Recycled water	MIDC + STP Recycled water	Increase in water demand
e.	Total water requirement	3,529 KLD	1,13,579 KLD	
<b>3.</b>	<b>SEWAGE TREATMENT PLANT</b>			
a.	Sewage generation	2,825 KLD	78,170 KLD	Increased sewage generation. Increase in STP capacity
b.	STP Technology	Moving Bed Bioreactor (MBBR)	Moving Bed Bioreactor (MBBR)	
c.	STP nos. & capacity	4 nos.- total 2840 KLD capacity	38 nos. - total 81,825 KLD capacity	
<b>4.</b>	<b>SOLID WASTE GENERATION (Kg/day)</b>			

a.	Biodegradable waste	5,971 kg/day	1,58,877 kg/day	Increase in Solid waste generation
b.	Non-biodegradable waste	9,107 kg/day	1,22,639 kg/day	
c.	Total MSW generation	15,078 kg/day	2,81,516 kg/day	
<b>5.</b>	<b>POWER REQUIREMENT</b>			
a.	Source	MSEDCL	MSEDCL	Increase in demand load
b.	Total connected load	-	431 MVA	
c.	Maximum Demand	53 MW	222 MVA	
d.	DG sets	25 nos. of total capacity 23603 kVA	22 nos. of total capacity 83.35 MVA	Increase in capacities
e.	Transformer	-	22 nos. of total capacity 331.35 MVA	
<b>6.</b>	<b>RAINWATER HARVESTING</b>			
a.	RWH pits	140 nos.	98 nos.	-----
	RWH tanks	0	26 nos	-----
<b>7.</b>	<b>PARKING PROVISION</b>			
a.	Required (nos.)	2W: 3,205 nos. 4W: 2,894 nos. Truck: 583 nos. Trailer: 21 nos.	2-wheeler: 1,63,150 4-wheeler: 1,10,850 Truck: 1,765	Increase in parking nos.
b.	Provided (nos.)	2-wheeler: 3,327 nos. 4-wheeler: 2,928 nos. Trucks: 591 nos. Trailer: 22 nos.	2-wheeler: 2,20,509 4-wheeler: 1,48,237 Bus: 80 Truck: 2,501	

3. Proposal is an expansion in existing construction project. PP has obtained earlier EC vide EC identification no. EC21B039MH111585, dated:09/12/2021 for plot area of phase I: 11,60,979.00 Sq.Mtrs. out of 51,14,710.51 Sq.Mtrs., total construction area of 9,20,857 Sq.Mtrs & FSI area of 8,61,826 Sq.Mtrs. Proposal has been considered by SEIAA in its 264<sup>th</sup> (Day-2) meeting held on 09<sup>th</sup> August, 2023. 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 following NOCs & remarks as per amended planning:  
a) Sewer connection; b) SWD NOC; c) CFO NOC for all sectors; d) HTL NOC.
3. PP to comply observations made by RO, Nagpur during site as per their report dated 3/2/2023.
4. PP to submit undertaking mentioning that no services are proposed in RG area & all required RG is provided on mother earth as per Hon'ble Supreme court order.
5. PP to provide storm water drain network up to the Desai river (about 1.84 KM) from the project site & include the cost of same in EMP.
6. PP to carry out storm water drain study with hydro plan of the project site considering the drainage pattern of water carrying nallas /drains of catchment area; PP to get storm water drain study vetted from government institutes like IITs etc.
7. Planning authority to ensure that assured water supply, sewer and storm water drainage network is made available in the vicinity of the project before issuing occupation certificate to the project.

#### **B. SEIAA Conditions-**

1. PP has provided mandatory RG area of 1305827 m<sup>2</sup> 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. 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- 94,24,650 m<sup>2</sup>, Non FSI- 4,18,919, total BUA- 98,43,569 m<sup>2</sup>. (Plan approval No- Revenue/Dept-1/Table1&14/Villages Asode, Burdul, Narhen, Usatane, Tal. Ambernath and Villages Bale, Bamali, Narivali, Nighu, Waklan, Tal. Thane/ITP/Planning/SR-39/2021 dated 29/11/2021.)

### **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. 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](http://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, SO<sub>2</sub>, NO<sub>x</sub> (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, 1<sup>st</sup> 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, Kalyan Dombivali Municipal Corporation
7. Regional Officer, Maharashtra Pollution Control Board, Kalyan.

**Signature Not Verified**

Digitally signed by Shri Pravin C.  
Darade , I.A.S.  
Member Secretary

Date: 9/26/2023 12:21:20 PM

ENVIRONMENTAL  
CLEARANCE



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/58879/2020 dated 27 May 2021. The particulars of the environmental clearance granted to the project are as below.

1. **EC Identification No.** EC21B039MH111585
2. **File No.** SIA/MH/MIS/58879/2020
3. **Project Type** New
4. **Category** B1
5. **Project/Activity including Schedule No.** 8(b) Townships and Area Development projects.
6. **Name of Project** EC Application for Integrated Township Development Project at village Usatane, Burdul, Narhen by Macrotech Developers Ltd.
7. **Name of Company/Organization** MACROTECH DEVELOPERS LIMITED
8. **Location of Project** Maharashtra
9. **TOR Date** 23 Mar 2021

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

Date: 09/12/2021

(e-signed)  
Manisha Patankar Mhaiskar  
Member Secretary  
SEIAA - (Maharashtra)

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

*This is a computer generated cover page.*

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and Virtuous Environmental Single-Window Hub)



**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY**

No. SIA/MH/MIS/58879/2020  
Environment & Climate  
Change Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.  
Date:

To  
M/s. Macrotech Developers Ltd.,  
Village Usatane, Burdul, Narhen,  
Tal. Ambernath & Dist. Thane.

**Subject** : Environmental Clearance for 'Integrated Township Development Project' at plot bearing S. No. 15, 16, 17, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 39, 40 of village Usatane, S. No. 13, 29, 31 of village Burdul, S. No. 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 95, 96, 97, 98, 99, 100, 101 of village Narhen, Tal. Ambernath & Dist. Thane by Macrotech Developers Ltd.

**Reference** : Application no. SIA/MH/MIS/58879/2020

This has reference to your communication on the above mentioned subject. The proposal was considered by the SEAC-2 in its 154<sup>th</sup> meeting under screening category 8 (b) as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 233<sup>rd</sup> (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		Unit
1	Total Plot Area	51,14,710.51		m <sup>2</sup>
	Plot Area of Phase -I	11,60,979.00		m <sup>2</sup>
2	FSI Area	8,61,826		m <sup>2</sup>
3	Non FSI Area	59,030		m <sup>2</sup>
4	Total Built-up Area	9,20,857		m <sup>2</sup>
5	No. of Buildings & Configuration	A1- A3, A6-A8 (Industrial Bldg.)	G+1 (14.0 m)	-
		A4, A5 (Warehouse)	G+1 (14.0 m)	

		B1-B4 (Industrial Bldg.)	G+1 (14.0 m)	
		B5 (Warehouse)	G+1 (14.0 m)	
		C1-C3, C6-C7 (Industrial Bldg.)	G+1 (14.0 m)	
		C4, C5, C8, C9 (Warehouse)	G+1 (14.0 m)	
		D1-D11 (Residential)	G+7 (23.65 m)	
		E1-E3 (Commercial)	G+3 (12.60 m)	
6	No. of Tenements & Commercial area (m2)	Flat: 1,920 Nos., Warehouse Area: 1,60,315 m <sup>2</sup> Industrial Area: 5,34,787 m <sup>2</sup> Commercial Area: 3,936 m <sup>2</sup>		-
7	Water requirement		3259	KLD
8	Sewage generation		2825	KLD
9	STP Capacity and STP technology	4 STP of 2,840 KLD with MBBR Technology		KLD
10	STP Location		Ground	-
11	Total Solid waste Quantity	Total -15,078 Biodegradable – 5,971 (Biomethanation Plant: 6 TPD) Non-Biodegradable – 9,107		Kg/d
12	RG Required & Provided	RG required: 1,15,364 RG provided: 1,83,036.10		m <sup>2</sup>
13	Power Requirement		Demand load: 53	MW
14	Energy Efficiency		15.9 (Solar Saving: 10.5)	%
15	D. G. Set Capacity	23603(9 X 1250 kVA, 5 X 1600, 1 X 630, 6 X 500, 1 X 320, 1 X 180, 2 X 80, 1 X 63)		kVA
16	Parking 4W & 2W	4W: 2,928 2W: 3,237 Trucks: 591 Trailer: 22		Nos.
17	RWH Tank Capacity	140 No. of Invert bore holes		No.
18	Project cost		Rs. 966.43	Cr.
19	EMP Cost	Capital Cost: 4796.21Lakh O&M cost: 511.14 Lakh/yr		Rs.

20	CER Details with justification if any....	Not Applicable (as per MoEF&CC OM F. No. 22-65/2017-IA.III dt. 30.09.2020)	-
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3. The proposal has been considered by SEIAA in its 233<sup>rd</sup> (Day-1) meeting. SEIAA noted that, proposed construction project is a new project 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:
  - a) Sewer Connection, b) CFO NOC, c) Tree NOC, d) High Tension Line NOC, e) SWD remarks.
3. PP to ensure that minimum 25 % four-wheeler and two-wheeler parking's should be equipped with electric charging facilities.
4. PP to explore possibility of providing recharge tanks in lieu of recharge pits for rain water harvesting. PP to revise the conclusion submitted in ToR point no.7 as per Geo - hydrology survey carried out on project site.
5. Planning authority to ensure sewer line network and storm water drainage network before issuing Occupation Certificate.

**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- 861826 m2, Non-FSI- 59030 mm2, Total BUA- 920857 m2. (Plan approval-ITP/Mou.Asode&others/SHSKV, dated -11.11.2021).

**General Conditions:**

**a) Construction Phase :-**

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

communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.

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

common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.

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

#### **B) Operation phase:-**

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part

of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.

- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://parivesh.nic.in>
- XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- XIII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIV. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO<sub>2</sub>, NO<sub>x</sub> (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, 1<sup>st</sup> 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-Manishkar  
(Member Secretary, SEIAA) 1/12/2021

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, MMRDA
7. Regional Officer, Maharashtra Pollution Control Board, Kalyan.

**Signature Not Verified**

Digitally signed by Manisha  
Patankar Mhaiska  
Member Secretary

Date: 12/9/2021 6:47:37 PM