



सत्यमेव जयते

**File No:Proposal No : SIA/MH/INFRA2/564439/2026**  
**Government of India**  
**Ministry of Environment, Forest and Climate Change**  
**(Issued by the State Environment Impact Assessment Authority(SEIAA),**  
**MAHARASHTRA)**

\*\*\*



Dated 02/03/2026



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/INFRA2/564439/2026 dated 28/02/2026 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>                   | EC26B3813MH5147284T  |
| <b>(ii) File No.</b>                               | Proposal No : SIA/MH/INFRA2/564439/2026  |
| <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>                        | Residential Township Development at Village Hedutane, Antarli, Khoni, Kole and Umbroli, Mangaon, Gharivali, Katai, Taluka: Kalyan, District: Thane, Maharashtra, India |
| <b>(vii) Location of Project (District, State)</b> | THANE, MAHARASHTRA   |
| <b>(viii) Issuing Authority</b>                    | SEIAA  |
| <b>(ix) EC Date</b>                                | 28/02/2026   |
| <b>(x) Details of Transferee</b>                   | 412, Floor- 4, 17G Vardhaman Chamber Cawasji Patel Road, Horniman Circle, Fort, Mumbai, Mumbai City- 400001, Maharashtra, India, Mumbai ,482,27,400001                 |
| <b>(xi) Details of Transferor</b>                  | M/s. Macrotech Developers Limited, 412, Floor- 4,  |

**Plot/Survey Khasra Nos.:** 19/2A, 192B, 19/3, 13/10, 13/12, 13/13, 13/14, 14/5B, 14/5P, 55/8/1, 55/9, 55/10, 64/1A, 66, 68, 69/1, 69/2, 70, 71/A, 71/B, 73/1, 73/2, 89/2A, 89/2C, 90, 91/2A, 91/2B, 91/2C, 91/3, 92, 93/1, 93/2, 93/3, 93/4, 93/5, 93/6, 93/7, 93/8, 94/1, 94/2, 94/3, 94/4, 94/5, 94/6, 94/7, 95/1, 95/2, 95/3, 96/1, 96/2A, 96/2B, 96/3, 97, 98, 99, 100/1, 100/2, 101, 102/2, 102/4, 103/1A, 103/2, 104/3, 104/5, 104/6, 104/7, 104/8, 104/9, 104/10, 105/A, 106/1A, 106/1B, 106/2, 107/2A, 107/3, 108, 149/1, 149/2, 149/3, 149/4, 150/1, 150/2A, 150/2B, 150/3, 150/4A, 150/4B, 150/5, 150/6, 150/7, 150/8, 150/9, 150/10A, 150/10B, 151, 152, 154, 157/2, 158/1A, 158/4, 53/1, 53/2, 53/3, 54/3B, 54/3D, 54/5, 54/6(P), 54/7, 54/8, 54/9, 54/11, 54/12, 54/13, 54/14, 54/15, 54/16, 54/17, 54/18, 60/7, 60/12, 62/2, 62/3, 63/1, 63/2, 64/2, 65/3C, 65/5B, 65/5C, 65/5E, 65/5EE, 65/5F, 65/5G, 65/5H, 65/6C, 65/6D, 65/6F, 65/7, 65/8B, 65/9, 65/10, 65/11, 65/12, 65/14, 65/15A, 65/15B, 65/16B, 65/22, 69/1A(Part), 69/1B(Part), 69/2(Part), 71(P), 72/1, 72/2, 72/3B, 76P, 45, 46, 80/5, 80/6, 80/8, 81/1, 81/2, 81/3, 81/4, 81/5, 82/1, 58/1, 58/2, 59, 60, 61, 62, 99, 120/5, 132, 25/P, 26, 27, 31/1, 31/2, 31/3, 31/4, 31/5, 31/6, 43, 46, 52, 53, 57, 59/1, 59/2, 1/2B(Part), 13/1, 13/2, 14/2, 17 (Part), 19/1, 19/2P, 19/3, 24/1B, 25/2A (Part), 25/2B (Part), 25/3 (Part), 25/4, 26/2B(Part), 27/1(Part), 27/2P, 27/3, 27/4(Part), 27/5, 28(Part), 31, 32/1(Part), 32/3, 33/1A (Part), 33/1B, 33/5, 33/8, 95/2B(Part), 96/1A(Part), 206/2, 207/1, 207/2(Part), 207/3A, 207/3B, 207/3C(P), 207/4P, 207/5, 207/6 (Part), 207/7(Part), 207/8(Part), 207/9A, 207/12(Part), 207/13(Part), 207/15, 207/16, 207/17 (Part), 209/1(Part), 209/2, 209/3(Part), 212/2, 212/3(Part), 212/5, 212/6(Part), 212/7A, 212/7C, 212/7E, 212/8, 212/9A(Part), 212/9B(Part), 212/10, 212/12B, 212/13, 212/14, 259/1, 259/2, 259/3, 259/4, 259/5, 259/6, 259/7, 259/10, 259/11, 259/12, 259/14, 259/15, 259/16, 259/17, 259/18, 259/19, 259/20, 259/21, 259/23, 259/24, 259/26, 259/28, 259/29, 259/30, 259/31, 259/32, 260/1A, 260/1B, 260/2, 260/3, 260/4, 260/6B, 260/6I, 260/6F, 260/6J, 260/8A(Part), 260/8B(Part), 259/260/6G, 259/260/6M, 259/260/6H, 261/2A(Part), 261/2B(Part), 262 (Part), 264/4, 264/5, 265/2, 265/4A, 265/4B

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 28/02/2026.
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 28/02/2026.
5. This issue with the approval of the Competent Authority.

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

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**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY**

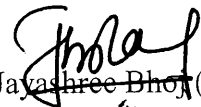
No SIA/MH/INFRA2/564439/2026  
Environment & Climate  
Change Department,  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.

To,  
M/s. Lodha Developers Limited

Sub : Transfer of Environmental for for Residential Township Development at Village Hedutane, Antarli, Khoni, Kole and Umbroli, Mangaon, Gharivali, Katai, Taluka: Kalyan, District: Thane, Maharashtra, India by LODHA DEVELOPERS LIMITED

Ref : 1. Your application for transfer of EC- SIA/MH/INFRA2/564439/2026  
2. EC Letter no. SIA/MH/ MIS/63043/2021 dated 26.02.2022

1. This has reference to your online application vide proposal No. SIA/MH/INFRA2/564439/2026 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 vide SIA/MH/ MIS/63043/2021 dated 26.02.2022. Now, you have applied for transfer of EC dated 26.02.2022 from M/s. Macrotech Developers Limited to M/s. Lodha Developers Limited.
3. You have submitted following documents in support of your application for transfer of EC-
  - i. Copy of Certificate of Incorporation dated 04.12.2024
  - ii. NOC by Transferer (ie M/s. Macrotech Developers Limited) dated 26.12.2025
  - iii. Copy of affidavit by Transferee (ie M/s. Lodha Developers Limited) dated 26.12.2025
4. SEIAA noted the above facts in its 319th meeting and decided to transfer of EC dated 26.02.2022 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 26.02.2022 shall remain the same.

  
Jayashree Bhoj (IAS)  
(Member Secretary, SEIAA)



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/63043/2021 dated 30 Nov 2021. The particulars of the environmental clearance granted to the project are as below.

- |  |   |
|--|---|
| 1. EC Identification No.                   | EC22B039MH136484  |
| 2. File No.                                | SIA/MH/MIS/63043/2021   |
| 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 Environmental Clearance for Residential Township Project by M/S. Macrotech Developers Ltd (Formerly known as M/S. Lodha Dwellers Pvt Ltd.). |
| 7. Name of Company/Organization            | MACROTECH DEVELOPERS LIMITED  |
| 8. Location of Project                     | Maharashtra   |
| 9. TOR Date                                | 03 May 2021   |

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

Date: 26/02/2022

(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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**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY**

No. SIA/MH/MIS/63043/2021  
Environment & Climate  
Change Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.

To  
M/s. Macrotech Developers  
(earlier known as Lodha Dwellers Pvt. Ltd.),  
village Hedutane, Antarli, Khoni, Kole &  
Umbroli, Mangaon, Gharivali, Katai,  
Tal: Kalyan, Dist: Thane.

**Subject** : Amendment & Expansion in Environmental Clearance for proposed Residential Township Development at village Hedutane, Antarli, Khoni, Kole and Umbroli, Mangaon, Gharivali, Katai, Tal: Kalyan, Dist: Thane, by M/s. Macrotech Developers (earlier known as Lodha Dwellers Pvt. Ltd.)

**Reference** : Application no. SIA/MH/MIS/63043/2021

This has reference to your communication on the above mentioned subject. The proposal was considered by the SEAC-2 in its 159<sup>th</sup> meeting under screening category 8 (b) as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 236<sup>th</sup> (Day-3) 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	Plot Area	55,39,590.50					m <sup>2</sup>
2	FSI Area	1,16,17,253.00					m <sup>2</sup>
3	Non FSI Area	55,51,233.98					m <sup>2</sup>
4	Total Built-up Area	1,71,68,486.98					m <sup>2</sup>
5	No. of Buildings & Configuration	<b>Residential:</b>					-
		<b>Zone</b>	<b>Bldg. Type</b>	<b>Config.</b>	<b>Height (m)</b>	<b>Nos. of bldgs.</b>	
		Zone 1	Type A1, A2, B1, B2 & B3	G +17	52.20	94	
			Type ASPI	G +20	66.15	04	

Zone 2	Type A1, A2, C1, C2, B1.1, B2.1, B2.1A, B3.1, B4, B5, B6, B7	G+17	52.20	44
	Type E1LF, E2LF, E3LF, E4LF, E4MLF, E5LF, B6LF, C2LF	G+12	43.50	32
	Type ASPI	G+21	69.30	04
Zone 3	Type A1, A2, C1, C2, B1.2, B3.2, B6	G+17	52.20	79
	Type A1, A2, C1, C2, B1.2, B3.2, B6	G+17	52.20	79
	Type F1 & F2	G+12	37.70	08
Zone 4	Type E1, E2	G+19	58.00	61
	ASPI	G+20	60.90	08
Zone 5	Type E1 & E2	G+19	58.00	93
Zone 7	Type VI-A to C & E to J	G+12	37.70	09
	Social Housing Development (JA-A to JA-I, OR-A to OR-O)	G+12	37.70	76
Zone 8	Type E1 & E2	G+19	58.00	48
Zone 9	Type E1 & E2	G+23	69.60	95
Zone 10	Type E2	G+23	69.60	20
Zone 11	Type E2	G+19	46.40	56
Zone 12	Type E2	G+26	78.30	112

		Premier Land	Type E4 & E5	G+26	78.30	173
			Serenity	G+27	88.20	10
			Type LQH E, LQH J, LQH I, LQH H, LQH G, LQH F	G+13	40.60	20
5	No. of Buildings & Configuration	<b>Amenity &amp; Non-Residential:</b> Office Bldgs.: G+16 Floors (41 Bldgs), Schools: G+5 Floors (20 Bldgs), Medical :G+4 (1 Bldg-100 beds), Community market (1 Nos.), Town Hall: G+2 (1 Nos.), Fire Brigade: 1 Nos., Cremation: 1 Nos., Bus Transport: 1 Nos., Police Station: 1 Nos., Electric Substation: 1 Nos., Clubs: G+1 Floors (9 Nos.), Retails: 62 Nos., Religious Structures: 8 Nos., Industrial Bldgs: 3 Nos., Post Office: 1 Nos., Telephone Exchange: 1 Nos., <b>Parking Towers:</b> MLCP: 19 Nos (14/16/18 levels).				
6	Nos. of flats and Commercial area	Residential: 1,64,817 Commercial area: 20,68,329				Nos. m <sup>2</sup>
7	Total Population	11,31,672				Nos
8	Water requirement	1,13,801				KLD
9	Sewage generation	1,06,409				KLD
10	STP Capacity and STP technology	Total: 22 STPs of 1,10,275; MBR+MBBR				KLD
11	STP Location	Ground and Below ground level				-
12	Solid Waste Generation	Total: 449 (Biodegradable: 269; Biomethanation plant capacity: 220 & Composting Plants: 55) Non-biodegradable waste: 134 Tonnes/day Inert waste: 44 Tonnes/day (within project site)				TPD
13	RG Required & Provided	Green belt required: 11,07,649 & Green belt provided: 11,08,250 (Including Layout RG: 4,15,200, RG in Gardens, Parks, Play Ground: 6,93,050)				m <sup>2</sup>
14	Power Requirement	430 (MSEDCL)				MW
15	Energy Saving (total)	Total: 19.7 (Solar: 18.5)				%
16	No. of DG Set and Capacity	Total: 3,35,840 (132 x 400 kVA, 32 x 500 kVA, 166 x 1600 kVA & 9 x 160 kVA)				kVA
17	Parking 4W	4-wheeler: 1,02,311 2-wheeler: 2,90,514				Nos.

18	RWH details	Rain water Harvesting Tanks: 18.10 Invert bore holes: 617 Existing 2 Quarries: 106	ML Nos. ML
19	Project cost (Expansion)	Rs. 15,377.34	Cr
20	EMP Cost	Capital Cost: 280 Crs and O&M Cost: 42.5 Crs/yr	Rs.

The major particulars of the project in comparison with earlier EC are as shown below:

Sr. No	Particulars	Earlier EC vide No. SEAC-2013/CR-298/TC-01 dated. 21.02.2015	Proposed Amendment/Expansion	Remarks
1	Total Plot Area	37,00,665 m <sup>2</sup>	55,39,590.5 m <sup>2</sup>	18,38,925.5 m <sup>2</sup> plot area added
2	FSI Area	62,91,130 m <sup>2</sup>	1,16,17,253 m <sup>2</sup>	Increased due to increase in plot area and BUA
3	Non- FSI Area	44,03,948 m <sup>2</sup>	55,51,233.98 m <sup>2</sup>	
4	Total Construction area	1,06,95,078 m <sup>2</sup>	1,71,68,486.98 m <sup>2</sup>	
5	Building details	Residential Bldgs.: 1,184 Nos. Commercial Bldg. & Public Facilities viz. Pre-Primary School, Senior Secondary School, Hospital, Local Shopping, PHC, Play Ground, Community Hall, Police Station, Postal Service, Banks, Electric Substation, Transport Hub, University, Small Industrial Units, Hotels: 21 Nos., MLCPs: 13 Nos. etc.	Residential Bldgs.: 1,053 Nos. Office Bldgs.: G+16 Floors (41 Bldgs), Schools: G+5 Floors (20 Bldgs), Medical: G+4 (1 Bldg-100 beds), Community market (1 Nos.), Town Hall: G+2 (1 Nos.), Fire Brigade: 1 Nos., Cremation: 1 Nos., Bus Transport: 1 Nos., Police Station: 1 Nos., Electric Substation: 1 Nos., Clubs: G+1 Floors (9 Nos.), Retails: 62 Nos., Religious Structures: 8 Nos., Industrial Bldgs: 3 Nos., Post Office: 1 Nos., Telephone Exchange: 1 Nos., MLCPs: 19 Nos (14/16/18 levels).	
6	Tenement	Flats: 98,669 Nos.	Flats: 1,64,817 Nos.	Increased

	and commercial area details	Commercial: 13,61,275 m <sup>2</sup>	Commercial: 20,68,329 m <sup>2</sup>	
7	Population	6,18,568 Nos.	11,31,672 Nos.	
8	Water Requirement	78,880 KLD	1,13,801 KLD	Increased due to increase in population
9	Sewage Generation	68,260 KLD	1,06,409 KLD	
10	STP details total	73,000 KLD (MBR)	1,10,275 KLD (MBR+MBBR)	Increased due to increase in population
11	Solid waste generation	Total: 297 TPD	Total: 449 TPD	Increased due to increase in population
		Biodegradable: 119 TPD Bio methanation Plant	Biodegradable: 269 TPD Bio methanation Plant	
		Non-Biodegradable: 149 TPD	Non-Biodegradable: 134 TPD	
		Inert waste: 29 TPD (to landfill site, Taloja)	Inert waste: 44 TPD (within project site)	
12	Power Requirement	Demand Load: 356 MW	Demand Load: 430 MW	Increased due to increase in area
13	D.G set	29,000 kVA	3,35,840 kVA	
14	Green belt development	8,57,980 m <sup>2</sup>	11,08,350 m <sup>2</sup>	Increased due to increase in plot area.
15	Trees to be planted	46,250 Nos.	72,965 Nos.	Increased
16	Parking provided	2-wheeler: 23,700 Nos.	2-wheeler: 2,90,514 Nos.	Increased
		4-wheeler: 49,369 Nos.	4-wheeler: 1,02,311 Nos.	Increased

3. Proposal is an expansion in earlier EC for Integrated Residential Township project. Project had obtained earlier EC vide letter no. SEAC-2013/CR-298/TC.1 dated 19.06.2013 and subsequent amendment vide letter No. SEAC-2013/CR-298/TC.1 dated 21.02.2015 for the plot area of 37,00,665.00 Sq. Mtrs., FSI area of 62,91,130.00 Sq. Mtrs. and the total construction area of 1,06,95,078.00 Sq.Mtrs. Proposal has been considered by SEIAA in its 236<sup>th</sup> (Day-3) 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 latest amended plan:
  - a) Water Supply; b) Sewer Connection; c) Storm Water Drain remarks; d) CFO NOC.
3. PP to prepare and submit carbon foot print report.
4. PP to provide mechanical gates/automatic gates to storm water drain outlets to avoid flooding of drains due to adjacent river.
5. PP to ensure that school buildings & Hospital buildings proposed in this project are as per provisions of Right to Education (RTE) & Clinical Establishment Act respectively.
6. PP to develop online monitoring system of air and other environmental factors/parameters within the project site & include the cost of same in EMP.
7. PP to obtain Consent to Operate and Consent to Establish from MPCB.
8. PP to submit design basis reports and other details of ETP.
9. PP to provide centrifuge decanter in STPs instead of filter press & accordingly revise design details of all STP's. PP to submit design basis report of all proposed STP's.
10. PP to submit design basis reports of bio- methanation plant. PP to submit detail plan for disposal of organic manure generated from bio- methanation plant.
11. PP to obtain PESO license for storage of HSD for DG sets as 339 Nos. of DG sets are proposed in this project.
12. PP to submit certified six-monthly compliance report of earlier EC from Regional Office, MOEF&CC, Nagpur.

**B. SEIAA Conditions-**

1. EC will be restricted as per CFO NOC.
2. 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.
3. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
4. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
5. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
6. SEIAA after deliberation decided to grant EC for – FSI-10648268.33 m2, Non-FSI-5191789.24 m2, Total BUA- 15840057.57 m2. (Plan approval-ITP/VillageAntarli, Khoni, Hedutane, Kole, Tal.Kalyan, Village-Umbroli, Tal-Ambarnath, Dist-Thane/ADTP/88, dated -12.01.2022).

**General Conditions:**

**a) Construction Phase :-**

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. 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-Mhaiskar  
(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 Manisha Patankar Mhaiskar  
Member Secretary

Date: 2/26/2022 12:45:31 PM

1 Government of Maharashtra

SEAC-2013/CR.298/TC-1  
Environment department,  
Room No. 217, 2<sup>nd</sup> floor,  
Mantralaya Annexe,  
Mumbai 400 032  
Date: 21<sup>st</sup> February, 2015

To,  
M/s. Lodha Dwellers Pvt. Ltd.  
Lodha Pavilion, Apollo Mills Compound,  
N. M. Joshi Marg, Mahalaxmi,  
Mumbai- 400 011.

**Subject:- Amendment in Environmental Clearance for Construction project of Residential Township at Village Hedutane, Antarli, Khoni, Kole and Umbroli Tal. Kalyan, Dist. Thane by M/s. Lodha Dwellers Pvt. Ltd**

**Reference-** Even number environment clearance letter dated 19<sup>th</sup> June, 2013.

Sir,

This has reference to your communication on the above mentioned subject.

2. It is noted that, the proposal earlier considered by SEAC-II in its 13<sup>th</sup> meeting and recommended to SEIAA. SEIAA in its 61<sup>st</sup> meeting decided to accord grant of EC to the project. Accordingly EC has been issued to the project vide letter no SEAC-2013/CR.298/TC-1 dated 19<sup>th</sup> June, 2013. The Authority noted the D.O. letter no. SEIAA-2014/CR.133/TC-3 dated 29<sup>th</sup> November, 2014 by Add. Chief Secretary, Environment Department, GoM to Secretary, MoEF&CC regarding amendments in EC issued to the building projects.

In the 80<sup>th</sup> SEIAA meeting, you stated that, the said project is a Special Township project intended to provide affordable housing. The Government of Maharashtra has sanctioned the Development Control regulations for development of Special Township project

on 01 /01/2014. As per the said regulations obtaining prior environmental Clearance is mandatory prior to Letter of Intent and approval to the plans. The Government of Maharashtra has accorded its Locational Clearance to the Township on 03/03/2014 wherein it is specifically mentioned that the Applicant shall submit the Environment Clearance to the approving Authority prior to obtaining the Letter of Intent. The Final approval is granted to the plans and layout after Letter of Intent. So in this particular case as it is mandatory to obtain the EC prior to approval and as the increment due to amendments are about 2% only .

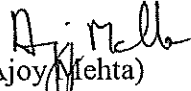
After discussing the proposed changes in detail and considering OM dated 19.06.2013 issued by MoEF wherein it is clarified that SEIAA/SEAC need not focus on the other issues which are normally looked after by the concerned local bodies, SEIAA decided to accord approval to the amendment sought in the EC as below-

Sr. No.	Details	Earlier Proposal - EC granted dtd. 19 <sup>th</sup> June, 2013	Proposed Amendment & Expansion in EC granted dtd. 19 <sup>th</sup> June, 2013	Remarks
1	Name of the Project	Environmental Clearance to Proposed Residential Township development on plot at Village: Hedutane, Antarli, Khoni, Kole and Umbroli Tal.Kalyan, Dist. Thane.	Amendment & Expansion in Environmental Clearance for Construction project of Residential Township on plot at Village Hedutane, Antarli, Khoni, Kole and Umbroli Tal.Kalyan, Dist. Thane	No change
2	Project Proponent	M/S Lodha Dwellers Pvt.Ltd.. 216, Shah & Nahar Estate, Dr. E. Moses Road, Worli Mumbai -400 018, Maharashtra.	M/S Lodha Dwellers Pvt.Ltd.. Regd.Office:-216, Shah & Nahar Estate, Dr. E. Moses Road, Worli Mumbai -400 018, Maharashtra. Corporate Office:- Lodha Excelus, Apollo Mills Compound, N.M. Joshi Marg, Mahalaxmi, Mumbai 400 011.	No change
3	Total Plot Area	36,30,065 sqm.	37,00,665 sqm.	Plot area added by 70,600 sq.mtrs ( 1.95%)
6	Total permissible Built-up Area	61,71,110.50 sqm (FSI), 10,490,968 sqm (Total Construction BUA )	62,91,130 sqm (FSI), 10,695,078 sqm (Total Construction BUA )	Construction BUA increased by 2,04,110 sq.m.(1.95%)

7	Total Number Of Towers	<p>Residential buildings:- 1142, 21 Commercial buildings and Public facilities viz. Pre Primary School, Senior Secondary School, Hospital, local Shopping, PHC, Play Ground, Community Hall, Police Station, Postal Service, Banks, Electric Sub-Stations, Transport Hub, University, Small Industrial Units, Hotels</p> <p>Car Parking buildings:- 11, etc.</p> <p>Total number of Tenements &amp; Shops :- 96485 Nos. Height of buildings:- 90 Mtrs.</p>	<p>Residential buildings:- 1184 Commercial buildings and Public facilities viz. Pre Primary School, Senior Secondary School, Hospital, local Shopping, PHC, Play Ground, Community Hall, Police Station, Postal Service, Banks, Electric Sub-Stations, Transport Hub, University, Small Industrial Units, Hotels :- 21</p> <p>Car Parking buildings:- 13, etc.</p> <p>Total number of Tenements &amp; Shops :- 98669 Nos. Height of buildings:- 90 Mtrs.</p>	<p>Only 42 residential buildings (3.68%) and 2 nos. of Car Parking building are added. Only 2184 tenants (2.26%) are proposed to be increased.</p>
8	Water Requirement	<p>During Operation Phase – 76.51 MLD Fresh Water: 47.28 MLD Re-cycled Water: 39.18 MLD</p>	<p>During Operation Phase – 77.88 MLD Fresh Water: 48.09 MLD Re-cycled Water: 39.67 MLD</p>	<p>Minor changes due to increase in tenements.</p>
9	Waste Water Generation	67 MLD	68.26 MLD	<p>Minor changes due to increase in tenements</p>

10	Solid Waste generation	Non Biodegradable waste (dry recyclable) – 175.09 TPD Biodegradable waste – 116.72 TPD STP Sludge - 1341 CMD E-waste :- 18.20 Tons/year.	Non Biodegradable waste (dry recyclable) – 178.165 TPD Biodegradable waste – 118.777 TPD STP Sludge - 1360 CMD E-waste :- 18.50 Tons/year.	Minor changes due to increase in tenements
11	Energy	Maximum Demand Load: 351 MW DG set: DG of 28 mVA	Maximum Demand Load: 356 MW DG set: DG of 29 mVA	Minor changes due to increase in tenements
12	Traffic Management	Residential Parking:- 4 wheelers:-37195 Nos., 2 wheelers:-22567 Nos., Office, Education, retail & social Parking:- 4 wheelers:-10346 Nos	Residential Parking:- 4 wheelers:-39050 Nos., 2 wheelers:-23700 Nos., Office, Education, retail & social Parking:- 4 wheelers:-10346 Nos	Minor changes due to increase in tenements
13	Capacity of STP	72 MLD	73 MLD	Minor changes due to increase in tenements

Local Authority shall ensure the survey numbers of the project site. Terms and conditions stipulated in even number environment clearance letter dated 19<sup>th</sup> June, 2013 remains the same.

  
(Ajoy Mehta)  
Principal Secretary,  
Environment department &  
MS, SEIAA

Copy to:

1. Shri. R. C. Joshi, IAS (Retd.), Chairman, SEIAA, Flat No. 26, Belvedere, Bhulabhai desai road, Breach candy, Mumbai- 400026.
2. Additional Secretary, MOEF, 'MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
3. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
4. The CCF, Regional Office, Ministry of Environment and Forest (Regional Office, Western Region, Kendriya Paryavaran Bhavan, Link Road No- 3, E-5, Ravi-Shankar Nagar, Bhopal- 462 016). (MP).
5. Commissioner, Thane Municipal Corporation.
6. Regional Office, MPCB, Thane.
7. Collector, Thane
8. IA- Division, Monitoring Cell, MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
9. Select file (TC-3)

(EC uploaded on 2/3/2015 )

**Government of Maharashtra**

SEAC2013/CR- 298/ TC1  
Environment department,  
Room No. 217, 2<sup>nd</sup> floor,  
Mantralaya Annexe,  
Mumbai 400 032  
Date: 19<sup>th</sup> June, 2013

To,  
M/s Lodha Dwellers Pvt.Ltd  
Lodha Pavilion, Apollo Mills Compound,  
N. M. Joshi Marg, Mahalaxmi,  
Mumbai - 400011

**Subject: Environmental clearance for Proposed construction of residential township on plt bearing S.No. 28/2A...48/2 of village Antarli, S.No. 32/1...154 of village Khoni, S.No.49/1.....266/2 of village Hedutane, Tal. Kalyan, Dist. Thane by M/s Lodha Dwellers Pvt.Ltd - Environmental clearance regarding.**

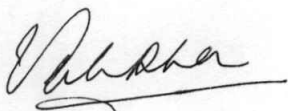
Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-II, Maharashtra in its 11<sup>th</sup> & 13<sup>th</sup> meetings decided to recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 61<sup>st</sup> Meeting.

2. It is noted that the proposal is for grant of Environmental Clearance for Proposed construction of residential township on plt bearing S.No. 28/2A...48/2 of village Antarli, S.No. 32/1...154 of village Khoni, S.No.49/1.....266/2 of village Hedutane, Tal. Kalyan, Dist. Thane. SEAC considered the project under screening category 8(a) B2 as per EIA Notification 2006.

**Brief Information of the project submitted by Project Proponent is as:**

Name of Project	Proposed Residential Township " PALAVA "
Project Proponent	M/s. Lodha Dwellers Pvt. Ltd.
Consultant	Mahabal Enviro Engg. Pvt. Ltd.
Type of projects	Residential Township Project
Location of the project	Plot Bearing Survey Nos. are attached as Annexure I
Total Plot Area	36,30,065 m <sup>2</sup>
Net plot area	36,30.065 m <sup>2</sup>
Permissible FSI (Including TDR etc.)	61,71,110.5 m <sup>2</sup>



Proposed Built-up Area (FSI & Non-FSI)	FSI Area	61,71,110.5 m <sup>2</sup>
	Non FSI Area	43,19,857.5 m <sup>2</sup>
	Total Built up Area	10,490,968 m <sup>2</sup>
Ground coverage percentage (Note: Percentage of plot not open to sky)	19%	
Estimated cost of the project	Rs. 11,292 Crore:	
No. of Buildings & its configuration	The proposed residential township project will have 1142 Residential Buildings, 21 commercial buildings and Public facilities viz. Pre Primary School, Senior Secondary School, Hospital, local Shopping, PHC, Play ground, community Hall, Police Station, Postal Service, bank, Electrical Substation, Transport Hub, University, Small Industrial units, Hotel, 11 Car Parking buildings etc.	
Number of tenants and shops	Residential: 9648 Nos.	
Number of expected residents / users	The total residential and commercial population during operation phase of the project will be around 618568. Floating population of the township will be around 116906 Nos.	
Tenant density per hector	270	
Height of the building(s)	90 m	
Right of way	The proposed project is accessible by 30 m wide Taloja Bypass Road and 60 m wide Dombivali - Badlapur Road. Fire station is proposed in the Project.	
Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	Minimum 8 m radius	
Total Water requirement	Dry Season	
	• Fresh water (CMD)	47.28 MLD
	• Source	MIDC
	• Recycled Water (CMD)	39.18 MLD
	• Total water requirement (CMD)	76.51 MLD
	• Swimming pool make up (cum)	72 m <sup>3</sup>
	• Fire fighting (cum)	Total 14.3 MLD One Time

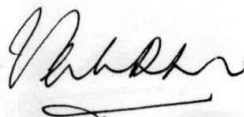


	Wet Season	
	• Fresh water (CMD)	22.21MLD
	• Source	MIDC
	• Recycled Water (CMD)	34.897MLD
	• Total water requirement (CMD)	76.51 MLD
	• Fire fighting (cum)	Total 14.3 MLD
Rain Water Harvesting (RWH)	• Level of ground water table	Average 5 to 6.5 m
	• Size and No. of RWH tanks and quantity	Roof top rainwater will be stored in 4 RWH Ponds of 305 ML
	• Budgetary allocation	Capital Cost: 50 Cr O & M Cost: 3.5 Cr

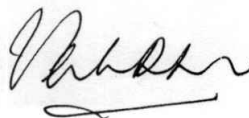
UG Tanks	• Location of UG tank	On ground
Storm Water Drainage	• Natural water drainage pattern	Natural drainage towards South Side
	• Quantity of storm water	170426.86 m <sup>3</sup> /hr
	• Size of SWD	0.5 x 0.5 m, 0.6 x 0.6 m, 0.9 x 0.9 m, 1 x 1 m, 1.2 x 1.2m, 1.5 x 1.5 m, 2 x 2m, 2.5 x 2.5 m
Sewage and waste water	• Sewage generation (CMD)	67 MLD
	• STP Technology	MBR Technology
	• Capacity of STP (CMD)	Total STP Capacity: 72 MLD (11 STP's- Zone wise STP will be provided)
	• Location of the STP	On Ground
	• DG sets (during emergency)	DG sets will be provided as alternate supply for essential services such as STP, Fire Fighting, Lift etc. Capacity: 2.73 mVA for STP Only
	• Budgetary allocation	Capital Cost: 169.5 Cr O & M Cost: 30.1 Cr
Solid waste management	Waste generation in the pre construction and construction phase	
	• Waste generation	The debris generated during construction phase will be around 309652 m <sup>3</sup>

*Rabha*

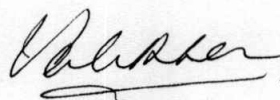
	<ul style="list-style-type: none"> <li>Quantity of the top soil to be preserved</li> </ul>	
	<ul style="list-style-type: none"> <li>Disposal of the construction way debris</li> </ul>	Will be utilized at project site for land leveling
Waste generation in the Operation phase		
	<ul style="list-style-type: none"> <li>Dry Waste (kg/d)</li> </ul>	175.09 TPD
	<ul style="list-style-type: none"> <li>Wet Waste (kg/d)</li> </ul>	116.72 TPD
	<ul style="list-style-type: none"> <li>E - Waste (kg/month)</li> </ul>	18.20 Tons/year
	<ul style="list-style-type: none"> <li>Hazardous Waste (kg/month)</li> </ul>	NA
	<ul style="list-style-type: none"> <li>STP Sludge (dry sludge) (kg/d)</li> </ul>	1341 m <sup>3</sup> /day
Mode of Disposal of Waste		
	<ul style="list-style-type: none"> <li>Dry Waste</li> </ul>	The recyclable material like plastic, metals, paper etc. will be separated and transported by auto-trippers/trucks for sale to recycle vendors The inert material be sent to Regional Landfill site proposed by MMRDA near Taloja
	<ul style="list-style-type: none"> <li>Wet Waste</li> </ul>	Wet garbage will be composted using Mechanical Composting system and used as organic manure for landscaping.
	<ul style="list-style-type: none"> <li>E-waste</li> </ul>	E-Waste generated will be given to authorized recyclers
	<ul style="list-style-type: none"> <li>Biomedical Waste</li> </ul>	The generated biomedical waste will be disposed as per the norms
	<ul style="list-style-type: none"> <li>STP sludge (dry sludge)</li> </ul>	Sludge will be used as manure for gardening
Area requirement		
	<ul style="list-style-type: none"> <li>Location and total area provided for the storage and treatment of the solid waste</li> </ul>	On ground 30750.26 m <sup>2</sup>
	<ul style="list-style-type: none"> <li>Budgetary allocation</li> </ul>	Capital Cost: 27.9 Cr O & M Cost: 7.1 Cr
Green Belt Development	Total RG Area	8,57,980 m <sup>2</sup>
	RG area under green belt	



	<ul style="list-style-type: none"> <li>Quantity of the top soil to be preserved</li> </ul>	
	<ul style="list-style-type: none"> <li>Disposal of the construction way debris</li> </ul>	Will be utilized at project site for land leveling
Waste generation in the Operation phase		
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Area requirement		
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	<ul style="list-style-type: none"> <li>Budgetary allocation</li> </ul>	Capital Cost: 27.9 Cr O & M Cost: 7.1 Cr
Green Belt Development	Total RG Area	8,57,980 m <sup>2</sup>
	RG area under green belt	



	• RG on ground	8,57,980 m <sup>2</sup>	
	1. Plantation		
	• Number and list of trees species to be planted in the ground RG	62963 trees will be planted in township.	
	2. Budgetary allocation	Capital Cost: 135.6 Lakh O & M Cost: 5.2 Lakh	
Energy	Power supply		
	• Maximum demand	351 MW	
	• Source	MSEDCL	
	Energy saving by non-conventional method		
	<p>Energy saving measures</p> <ul style="list-style-type: none"> <li>• Natural shading through elevation features to minimize heat gain and reduce air-conditioning requirement</li> <li>• Use of AC and façade system to reduce heat gain and power consumption</li> <li>• Use of low-e glass to reduce power requirement</li> <li>• Large central atriums for natural cross ventilation</li> <li>• Solar lighting in common areas, garden and road</li> <li>• Solar hot water for sale building</li> <li>• Energy efficient lighting fixtures (LED lights) to all buildings</li> </ul>		
	• Detail calculations & % of saving	29%	
	• Budgetary allocation	Capital Cost: 68 Cr O & M Cost: 8.4 Cr	
	DG set		
	• Number and capacity of the DG sets to be used	Capacity of DG Set provided for 28 mVA	
	• Type of fuel used	Diesel	
Environment Management Plan Budgetary Allocation	Construction phase (with break-up)		
	Infra Header	Total Capex (Rs Cr.)	Total Opex (Rs Cr. / year)
	STP	169.5	30.1
	Sewage Network	115.5	9.5
	Rooftop Solar System on MLCP	32.3	2.9



	RWH	50.0	3.5
	Storm Water Drain	106.6	5.3
	Solid Waste Treatment Plant	25.0	5.0
	Solid Waste Collections	2.9	2.1
	Landscape	135.6	5.2
	Fire fighting	125.0	12.5
	Potable Water Network	172.3	2.2
	City Operations Centre	2.6	26.8
	Solar Street Lighting	68.0	8.4
	Street Sweeping	-	4.97
	Contingency funds		30.0
	Total	1,005.3	153.77
Traffic Management	Nos. of the junction to the main road & design of confluence		
	• Total Parking Area	Gross Parking Area: 1436160 m <sup>2</sup>	
	• Area per car		
	• 2-Wheeler	22567 Nos.	
	• 4-Wheeler	Residential Parking: 37195 No. Office, education, retail & social parking: 10346 No.	

#### ANNEXURE 1

#### SURVEY NUMBERS

**VILLAGE HEDUTANE:** S. Nos. 49/1,49/2,49/3,51/1,51/2,52/2,52/3,52/4, 53/1A,53/1B,53/1C,53/1D, 53/2,53/3A,53/3B,53/3C, 53/3D, 54/1, 54/2, 54/3, 54/4, 55/1, 55/2A, 55/2B, 55/2C, 55/2D,55/3A,55/3b,55/3C,56/1,56/2,56/3A,56/3B, 57,58/1,58/2,58/3,58/4,59/1A,59/1B,59/2A,59/2B,59/2C,59/2D,59/3,59/4A,59/4B,59/5,59/6A,59/6B,60/1,60/2,61/1,61/2,61/3,61/4,61/5,62,63/1,63/2,64/1,64/2,64/3,64/4,64/5,65/1,66/1,66/2,67/1, 67/2,68/1,68/2,70,71/1,71/2,73/2,74/1,74/2,75, 76,77,78,79,110/pt,112/pt,115/pt,116/pt,118/pt,119/pt,120,121,122,123/pt,135,131/3,131/pt,131/1,132/1,132/2,133/1,133/2,134,135,136/pt,136,137/1,137/2,138,139/1,139/2,139/3,139/4A,139/4B,139/5,139/6,140/1,140/2,141/1A,141/1B,141/1C,141/1D,141/2,141/3,141/3B,141/4A,141/4B,141/4C,141/4D,141/4E,141/5,141/6A,141/6B,141/6C,142/1,142/2,142/pt,143/1/1,143/1B,143/1C,143/1/4,143/1/5,143/1F,143/2,143/3,143/pt,144,145,146/1,146/2,147,148/1,148/2,148/3,148/5,148/6,149,150/1,150/8,150/9,50/17,150/19,152/1,152/2,152/3,152/4,152/5,153/1,153/2,153/3,154/1,154/2,154/3,155,156,157/1,157/2,157/3,157/4,157/5,157/6,157/7,157/8,157/9,157/10,157/11,157/12,158/1,158/2,159/1,159/3,159/4,159/5,159/6,159/7,159/8,159/9,159/10,159/11A,159/11B,159/11C,159/12,164/pt,174,176,177,178/1,178/2,179, 80/1,180/2,180/3,190/3,191,192,193,194,195/1,195/2,195/3,195/4A,195/4B,195/4C,195/5,195/6,195/7A,195/7B,195/8,196,197/1,197/2,197/3,198,199,202,203,204/1,204/7,204/8,204/9B,204/11,214/4A,214/5,214/6A,214/6B,214/6C,214/8,214/9B,214/10A,214/10B,214/11,214/12,215/2,215/3,215/4,215/4P,215/5,215/6A,215/6B,215/6C,215/6D,215/6E,215/6F,215/8A,215/8B,215/9,216/2B,216/3,216/4,216/5,216/6,216/7,216/8,216/9,216/10,217/1,217/2,217/3,217/4,217/6A,217/6B,217/6C,217/6D,217/7,218/1,218/2,218/3,218/4,220/1,220/2,220/3,220/4,220/5,220/6,222/1,222/2,222/3,222/4,224/2,224/3,224/4,224/5,224/6,225/1

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VILLAGE ANTARLI:

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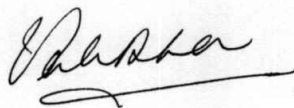
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VILLAGE KOLE.

80/5,80/6,80/8,81/1,81/2,81/3,81/4,45&46

VILLAGE UMBROLI

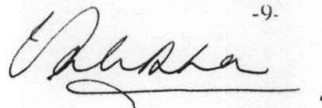
6pt, 8,11,12,14,52&53.



3. The proposal has been considered by SEIAA in its 61<sup>st</sup> meeting decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions:-
- (i) Treated sewage will not be let out of the project area, except to the MMRDA sewage network.
  - (ii) This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with respect to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any. This environmental clearance issued with respect to the environmental consideration and it does not mean that State Level Impact Assessment Authority (SEIAA) approved the proposed land use.
  - (iii) The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
  - (iv) "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.
  - (v) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
  - (vi) Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.
  - (vii) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche and First Aid Room etc.
  - (viii) 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.
  - (ix) The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
  - (x) Wet garbage 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. Local authority should ensure this.
  - (xi) Arrangement shall be made that waste water and storm water do not get mixed.
  - (xii) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
  - (xiii) Additional soil for leveling 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.



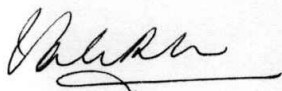
- (xiv) Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- (xv) Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- (xvi) 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.
- (xvii) Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
- (xviii) Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- (xix) The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.
- (xx) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
- (xxi) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- (xxii) 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.
- (xxiii) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
- (xxiv) Ready mixed concrete must be used in building construction.
- (xxv) The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting equipments etc. as per National Building Code including measures from lighting.
- (xxvi) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xxvii) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xxviii) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- (xxix) 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 Ministry before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated affluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
- (xxx) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.



- (xxxi) Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.
- (xxxii) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
- (xxxiii) 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.
- (xxxiv) Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
- (xxxv) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement
- (xxxvi) Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non conventional energy source as source of energy.
- (xxxvii) Diesel power generating sets proposed as source of back up power for elevators and common area illumination during operation 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. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- (xxxviii) Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- (xxxix) 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.
- (xl) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspirational for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
- (xli) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation
- (xlii) 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.
- (xliii) 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.
- (xliv) Six monthly monitoring reports should be submitted to the Department and MPCB.



- (xiv) A complete set of all the documents submitted to Department should be forwarded to the MPCB
- (xlv) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
- (xlvii) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- (xlviii) 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 and year-wise expenditure should reported to the MPCB & this department.
- (xlix) 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://ec.maharashtra.gov.in>.
- (l) 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 1<sup>st</sup> June & 1<sup>st</sup> December of each calendar year.
- (li) 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.
- (lii) 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.
- (liii) 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.
- (liv) The environmental statement for each financial year ending 31<sup>st</sup> 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.



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. In case of submission of false document and non compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.
7. **Validity of Environment Clearance:** The environmental clearance accorded shall be valid for a period of 5 years.
8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.
9. 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.
10. Any appeal against this environmental clearance shall lie with the National Green Tribunal , Van Vigyan Bhawan, Sec- 5, R K. Puram, New Dehli – 110 022, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.



(Valsa R ~~Nair~~ Singh)  
Secretary, Environment  
department & MS, SEIAA

**Copy to:**

1. Shri. P.M.A Hakeem, IAS (Retd.), Chairman, SEIAA, 'Jugnu' Kottaram Road, Calicut- 673 006 Kerla.
2. Shri. Ravi Bhushan Budhiraja, Chairman, SEAC-II, 5-South, Dilwara Apartment, Cooperage, M.K.Road, Mumbai 400021
3. Additional Secretary, MOEF, 'Pary: varan Bhawan' CGO Complex, Lodhi Road, New Delhi – 110510

4. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
5. The CCF, Regional Office, Ministry of Environment and Forest (Regional Office, Western Region, Kendriya Paryavaran Bhavan, Link Road No- 3, E-5, Ravi-Shankar Nagar, Bhopal- 462 016). (MP).
6. Regional Office, MPCB, Thane
7. Collector, Thane
8. Commissioner, Thane Municipal Corporation
9. IA- Division, Monitoring Cell, MoEF, Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi-110003.
10. Director (TC-1), Dy. Secretary (TC-2), Scientist-1, Environment Department.
11. Select file (TC-3).