



File No: Proposal No : SIA/MH/INFRA2/490756/2025
Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment
Authority(SEIAA), MAHARASHTRA)



Dated: 21/11/2025



To,

RAJESH SHRINIVAS TAPADIA
NXTRA DATA LIMITED
NXTRA DATA LIMITED, PLOT NO. 16,0020, UDHOG VIHAR PHASE IV, GURUGRAM-122016,
HARYANA, INDIA, Plot No 16, Udyog Vihar, Phase IV, Gurugram, GURUGRAM, HARYANA,
VASANT KUNJ PHASE -II, 122015
sandeep.mayekar@nxtradata.com

Subject: Grant of EC under the provision of the EIA Notification 2006-regarding.

Sir/Madam,

This is in reference to your application for Grant of EC under the provision of the EIA Notification 2006-regarding in respect of project Expansion in Environment clearance of IT/ITeS (Datacenter storage) unit at plot IT 07.TTC Industrial Area, Mahape, Tehsil: Navi Mumbai, District: Thane, Maharashtra by M/s NXTRA DATA LIMITED submitted to Ministry vide proposal number SIA/MH/INFRA2/490756/2025 dated 07/08/2025.

2. The particulars of the proposal are as below:

| | |
|--|--|
| (i) EC Identification No. | EC24C3802MH5926451N |
| (ii) File No. | Proposal No : SIA/MH/INFRA2/490756/2025 |
| (iii) Clearance Type | EC |
| (iv) Category | B2 |
| (v) Project/Activity Included Schedule No. | 8(a) Building / Construction Expansion in Environment clearance of IT/ITeS (Datacenter storage) unit at plot IT 07.TTC Industrial Area, Mahape, Tehsil: Navi Mumbai, District: Thane, Maharashtra by M/s NXTRA DATA LIMITED |
| (vii) Name of Project | NXTRA DATA LIMITED |
| (viii) Name of Company/Organization | THANE, MAHARASHTRA |
| (ix) Location of Project (District, State) | SEIAA |
| (x) Issuing Authority | no |
| (xi) Applicability of General Conditions | no |
| (xii) Applicability of Specific Conditions | |

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A and B) were submitted to the Ministry for an appraisal by the State Environment Impact Assessment Authority(SEIAA) Appraisal Committee (SEIAA) in the Ministry under the provision of EIA notification 2006 and its subsequent amendments.
4. The above-mentioned proposal has been considered by State Environment Impact Assessment Authority(SEIAA) Appraisal Committee of SEIAA in the meeting held on 14/10/2025. The minutes of the meeting and all the Application and documents submitted [(viz. Form-1 Part A, Part B, Part C EIA, EMP)] are available on PARIVESH portal which can be accessed by scanning the QR Code above.
5. The brief about configuration of plant/equipment, products and byproducts and salient features of the project along with environment settings, as submitted by the Project proponent in Form-1 (Part A, B and C)/EIA & EMP Reports/presented during SEIAA are annexed to this EC as Annexure (1).
6. The SEIAA, in its meeting held on 14/10/2025, based on information & clarifications provided by the project proponent and after detailed deliberations recommended the proposal for grant of EC under the provision of EIA Notification, 2006 and as amended thereof subject to stipulation of specific and general conditions as detailed in Annexure (2).
7. The SEIAA has examined the proposal in accordance with the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and after accepting the recommendations of the State Environment Impact Assessment Authority(SEIAA) Appraisal Committee hereby decided to grant EC for instant proposal of M/s. RAJESH SHRINIVAS TAPADIA under the provisions of EIA Notification, 2006 and as amended thereof.
8. The Ministry reserves the right to stipulate additional conditions, if found necessary.
9. The EC to the aforementioned project is under provisions of EIA Notification, 2006. It does not tantamount to approvals/consent/permissions etc. required to be obtained under any other Act/Rule/regulation. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes, as applicable, to the project.
10. This issues with the approval of the Competent Authority.

Annexure 1

Specific EC Conditions for (Building / Construction)

1. Specific Condition

| S. No | EC Conditions | |
|-------|---------------|--|
| 1.1 | Sr. No. | Conditions |
| | 1. | PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area as per prevailing Hon'ble Supreme Court Order. |
| | 2. | PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of requirement of EIA notification 2006, amended from time to time |
| | 3. | PP to obtain revised NOCs (i)SWM NOC, (ii)Tree NOC, (iii)Sewer NOC The planning authority shall not issue commencement certificate unless PP obtains all NOCs. |
| | 4. | PP to maximize use of renewable energy in the proposed project. |

| S. No | EC Conditions | |
|-------|---|--|
| | | |
| 5. | PP to make proposed area as single use plastic free area. | |
| 6. | PP to complete tree plantation within the site during construction phase. | |
| 7. | PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time. | |

Annexure 2

Details of Products & By-products

| Name of the product /By-product | Product / By-product | Existing | Proposed | Total | Unit | Mode of Transport / Transmission |
|---|---|----------|----------|----------|--------------|----------------------------------|
| 2 nos. Data Center buildings, 2 nos. of DG buildings, 1 nos. Substation building, 1 nos. Guard House and 1 nos. of Driver Rest room | 2 nos. Data Center buildings, 2 nos. of DG buildings, 1 nos. Substation building, 1 nos. Guard House and 1 nos. of Driver Rest room | 21688.79 | 55241.23 | 76930.02 | Square Meter | Total BUA in Sq.m. |

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/490756/2025
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s Nxtra Data Limited,
Plot IT 07.TTC Industrial Area,
Mahape, Tehsil: Navi Mumbai,
District: Thane.

Subject : Expansion in Environment clearance of IT/ITeS (Datacenter storage) unit at plot IT 07.TTC Industrial Area, Mahape, Tehsil: Navi Mumbai, District: Thane, Maharashtra by M/s Nxtra Data Limited

Reference : Application no. SIA/MH/INFRA2/490756/2025

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 248th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 309th (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 14th October, 2025.

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

| SN | Description | Details |
|----|--|---|
| 1 | Whether the project falls within 5 km of any protected area notified under Wildlife (Protection) Act, 1972, Critically Polluted Areas and Severely Polluted Areas as identified by the CPCB, ecosensitive areas notified under Section 3(2) of Environment (Protection) Act, 1896 as per Hon'ble National Green Tribunal order dated 9th August 2024 | Yes As per Thane Creek Flamingo Wildlife Sanctuary Notification, Eco-sensitive zone is about 3.53 km away from the site |
| 2 | Proposal Number | SIA/MH/INFRA2/490756/2024 |
| 3 | Name of Project | Expansion in Environment Clearance of IT/ITeS (Datacenter storage) Unit at Plot IT 07, TTC Industrial Area, Mahape, Tehsil: Navi Mumbai, District: Thane, Maharashtra, India. |
| 4 | Project category | 8a (B2) |
| 5 | Type of Institution | Private |
| | Project Proponent | Name M/s Nxtra Data Limited |

| | | | | | | | |
|---------------|--|-------------------|---|---|-------------------|------------|----------------------------------|
| 6 | | | Regd. Office address | NXTRA DATA LIMITED, Plot No 16, Udyog Vihar, Phase IV, Gurugram, Haryana-122015 | | | |
| | | | Contact number | 90000000000 | | | |
| | | | e-mail | sandeep.mayekar@nxtradata.com | | | |
| 7 | Consultant | | Sustainera Solutions Pvt. Ltd. NABET/EIA/25-28/IA 0171 Validity – 01.07.2028 | | | | |
| 8 | Applied for | | Expansion in EC | | | | |
| 9 | Location of the project | | Plot IT 07, TTC Industrial Area, Mahape, Tehsil: Navi Mumbai, District: Thane, Maharashtra | | | | |
| 10 | Latitude and Longitude | | Latitude - 19° 6'0.45"N Longitude - 73° 1'12.98"E | | | | |
| 11 | Plot Area (sq.m.) | | 30,000.00 m ² | | | | |
| 12 | Deductions (sq.m.) | | 0 | | | | |
| 13 | Net Plot area (sq.m.) | | 30,000.00 m ² | | | | |
| 14 | Ground coverage (m ²) & % | | 10,744.88 m ² (35.82%) | | | | |
| 15 | FSI Area (sq.m.) | | 69,789.36 m ² | | | | |
| 16 | Non-FSI (sq.m.) | | 7,140.66 m ² | | | | |
| 17 | Proposed built-up area (FSI + Non FSI) (sq.m.) | | 76,930.02 m ² | | | | |
| 18 | FSI area (m2) approved by Planning Authority till date | | Total BUA Approved 76,930.02 m ² (FSI 69,789.36 m ² & Non FSI 7,140.66 m ²) vide approval No. EE/Dn. II/MHP/SPA/I/118516/of 2025 Dated 16.06.2025 | | | | |
| 19 | Earlier EC details with Total Construction area, if any. | | Earlier EC application was submitted for total BUA 74,601.5 m ² (FSI 59,905 m ² + Non FSI 14,696.5 m ²) however, EC vide no. SIA/MH/MIS/182483/2020 dated 28 th September 2021 was restricted as per plan approval No – EE/DN.II/MHP/SPA/C04302/OF2021 dated 08.04.2021 for total BUA 21,688.79 m ² (FSI 21,062.45 m ² + Non FSI 626.34 m ²) Corrigendum in EC vide file No SIA/MH/MIS/256600/2022 dated 27.07.2022 for removing specific condition 1 & 2 from the EC letter dated 28.09.2021 | | | | |
| 20 | Construction completed as per earlier EC (FSI + Non FSI) (sq.m.) | | Construction completed on site having BUA 21,688.79 m ² (FSI 21,062.45 m ² + Non FSI 626.34 m ²) | | | | |
| 21 | Previous EC / Existing Building | | | Proposed Configuration | | | Reason for Modification / Change |
| | Building Name | Configuration | Height (m) | Building Name | Configuration | Height (m) | |
| | Phase 1 Data Center Building + Guard House + driver rest room + DG building + substation | Ground + 7 Floors | -- | Data Center Building 1 | Ground + 7 floors | 46 | No change in existing buildings. |
| | | | | Guard House | Ground | 4 | |
| | | | | Driver rest room | Ground | 3 | |
| DG Building 1 | | | | Ground + 3 floors | 27.2 | | |

| | | | | | | | | |
|----|---|-------------------|---|---------------------------------|-------------------|----------------|---|--|
| | | | | Substation | Ground + 2 floors | 15.72 | Phase 2 & 3 Data Center Buildings merged as Data Center Building 2 and configuration changed from G + 7 to G + 8. DG Building changed from G + 3 to G + 5 | |
| | Phase 2 Data Center Building + DG building | Ground + 7 Floors | -- | Data Center Building 2 | Ground + 8 floors | 57.3 | | |
| | | | | DG Building 2 | Ground + 5 floors | 40.2 | | |
| | Phase 3 Data Center Building | Ground + 7 Floors | -- | -- | -- | -- | | |
| 22 | No. of Tenements & Shops | | 2 Nos. of Data Centre with DG buildings each, 1 Substation, 1 Guard House & 1 Driver restroom | | | | | |
| 23 | Total Population | | Fixed 487 Nos. & floating 50 Nos. = 537 Nos. | | | | | |
| 24 | Total Water Requirements CMD | | 46 KL – Non-Monsoon Season 31 KL – Monsoon Season | | | | | |
| 25 | Under Ground Tank (UGT) location | | Accessible from Ground Level near Data Centre Building | | | | | |
| 26 | Source of water | | MIDC | | | | | |
| 27 | Sewage Generation CMD & % of sewage discharge in sewer line | | Sewage Generation 19 KL, Project is proposed to be a ZLD | | | | | |
| 28 | STP Capacity & Technology | | 1 Nos. having capacity 20 KLD Technology of STP- MBBR | | | | | |
| 29 | STP Location | | STP is above ground and open to sky | | | | | |
| 30 | Solid Waste Management during Construction Phase | | Type | | Quantity (Kg/d) | | Treatment / disposal | |
| | | | Dry waste | | 23 | | Will be handed over to Authorised agency | |
| | | | Wet waste | | 15 | | | |
| | | | Construction waste | | Excavation | | Maximum amount will be used in site for filling. | |
| 31 | Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed | | Type | | Quantity (Kg/d) | | Treatment / disposal | |
| | | | Dry waste | | 48 | | Handed over to Authorised Agency / local body | |
| | | | Wet waste | | 32 | | Will be treated in OWC | |
| | | | STP Sludge (dry) | | 14 | | Will be used as Manure | |
| | | | E-Waste | | 1.47 | | Disposal to Authorized recyclers as per E-waste (Management) Rules, 2016. | |
| | | | DG air Filters | | 148 Nos/annum | | Will be handed over to Authorised agency | |
| | | | Hazardous waste | DG spent Oil | | 33.3 KL/Annum | | Will be handed over to Authorized agency |
| | | | | Empty Barrel | | 7 Nos/annum | | |
| | | | | Diesel containing waste filters | | 148 Nos/annum, | | |

| | | | | |
|----|---|--|---|--|
| | | Cotton rags | 0.25 MT/annum | |
| | | Liquid waste- DG coolant | 39.96 KL/annum | Will be handed over to Authorised agency |
| | | Battery Waste: (From Data Centers) | Battery waste not generate yearly its frequency will be once in 5 to 6 years it will be approx. 10,515 Nos/ 5 years | Will be handed over to Authorised agency |
| 32 | R.G. Area in sq.m. | RG required – 3,000.00 m ² | | |
| | | RG provided on Mother Earth – 3,010.00 m ² | | |
| | | Total – 3,010.00 m ² | | |
| | | Existing trees on Plot - 0 | | |
| | | Number of trees to be cut: 0 | | |
| | | Number of trees to be transplanted: 0 nos. | | |
| | | Number of trees to be retained - 0 | | |
| | | Number of trees to be planted: a) In RG area: nos. 300 nos. b) In Miyawaki Plantation (with area); 450 nos. (150 m ²) | | |
| | | Total Nos. of trees after development 750 nos | | |
| 33 | Power requirement | During Operation Phase: | | |
| | | Details | | |
| | | Connected load (KW) | 97,734 | |
| | | Demand load (KW) | 91,228 | |
| 34 | Energy Efficiency | a) Total Energy saving (%): 21.72% b) Renewable energy (%): 5 % through third party agreement | | |
| 35 | D.G. set capacity | Building 1: 23 no. x 2.5 MVA Building 2: 51 no. x 2.5 MVA | | |
| 36 | No. of 4-W & 2-W Parking with 25% EV | 4W provided as per MIDC approval - 127 Nos. 2W provided as per MIDC approval - 50 Nos. Proposed 30% of parking nos with EV charging points. | | |
| 37 | No. & capacity of Rain water harvesting tanks / Pits | RW collection tanks 1 No of 240 KL capacity | | |
| 38 | Project Cost in (Cr.) | Project Cost as per Earlier EC: Rs 1,250 Cr, Revised project Cost: Rs. 2,348.52 Cr | | |
| 39 | EMP Cost | a) Construction Phase Capital Cost – Rs. 46.74 Lakhs Operation and Maintenance Cost – 13.90 Lakhs/annum b) Operation Phase Capital Cost – Rs. 206.2 Lakhs Operation and Maintenance Cost – -25.51 Lakhs/annum | | |
| 40 | CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018 | We will follow the conditions mentioned in OM vide no. F.No.22-65/2017-IA.III dated 20.10.2020 | | |
| 41 | Details of Court Cases/ litigations w.r.t the | NA | | |

| | |
|-------------------------------------|--|
| project & project location, if any. | |
|-------------------------------------|--|

The comparative statement of earlier EC and proposed expansion as submitted by the PP is as below,

| Particulars | Environmental clearance received vide letter no SIA/MH/MIS/182483/2020 dated 28.09.2021 corrigendum in EC received vide No SIA/MH/MIS/256600/2022 dated 27.07.2022 | EC sought for | Remarks |
|--|--|---|---|
| Name of the Project | IT/ITeS (Datacenter storage) unit | IT/ITeS (Datacenter storage) unit | No Change |
| Name of Project Proponent | M/s Nxtra Data Limited | M/s Nxtra Data Limited | No Change |
| Location of Project | Plot IT 07.TTC Industrial Area, Mahape, Tehsil: Navi Mumbai, District: Thane, Maharashtra | Plot IT 07.TTC Industrial Area, Mahape, Tehsil: Navi Mumbai, District: Thane, Maharashtra | No Change |
| Plot Area m² | 30,000.00 | 30,000.00 | No Change |
| Net Plot of the Project m² | -- | 30,000.00 | No Change |
| Project Cost | 1,250 Cr | Existing completed 877.11 Cr + Proposed 1,471.41 Cr = Total 2,348.52 Cr | Increase in proposed project cost by Rs. 1,098.52 Cr |
| Total Built up area m² | 74,601.50 | 76,930.02 | Increase in built up area by 2,328.52 sqm |
| FSI m² | 59,9050 | 69,789.36 | Increase in FSI Area by 9,884.36 m ² |
| NON FSI m² | 14,696.50 | 7,140.66 | Decrease in Non FSI Area by 7,555.84 m ² |
| Building details | 3 Nos of DC building (Phase 1, Phase2 & Phase 3), 2 No of DG buildings, 1 No Guard House, 1 No driver rest room, 1 No of substation | 2 Nos of DC building (DC1 & DC2), 2 No of DG buildings, 1 No Guard House, 1 No driver rest room, 1 No of substation | Phase 2 & phase 3 DC buildings merged as DC2 building with change in configuration. |

| | | | |
|---|--|---|--|
| Max. Height of the Building (m) | -- | 57.3 m | Height mentioned as per Changed planning |
| Number of expected residents/users | Fixed - 300 nos. Visitors - 30 nos. | Fixed - 487 Nos. & Visitors - 50 Nos. | Increase in Fixed population by 187 Nos. & visitors by 20 nos. Data Center occupancy is calculated as per MIDC DCR for Data Center |
| Total Water Requirement | 34 KLD | 46 KLD | Total water requirement increases by 10 KLD due to increase in population |
| Fresh water | 8 KLD | 13 KLD | Fresh water requirement increases by 5 KLD |
| Recycled water (Flushing + Gardening) | 20 KLD (Flushing 8 KLD + Gardening 12 KLD) | 25 KLD (Flushing 10 KLD + Gardening 15 KLD) | Recycled water increases by 5 KLD |
| AC make up | -- | Recycled 3 KLD | Existing DC 1 building is water based & Proposed HVAC system is on air cooled based technology |
| Utilities (DC Operations, Floor & DG Cleaning) | -- | Harvested/Recycled water 5 KLD | No change |
| Sewage generation | 16 KLD | 19 KLD | Sewage generation increases by 3 KLD |

| | | | | | | | |
|--|--|-----------------------|-----------------------|---|-----------------------|-----------------------|---|
| Sewage Treatment plant capacity | STP technology: MBBR Capacity of STP 18 KLD | | | STP technology: MBBR Capacity of STP 20 KLD | | | Existing STP capacity will be upgraded to 20 KLD |
| Rain Water Harvesting | Rain water will be stored in tanks having capacity 240 KLD | | | Rain water will be stored in tanks having capacity 240 KLD | | | No change |
| Solid Waste Generation | Dry Waste: 54 kg/day | | | Dry Waste: 48 kg/Day | | | Dry waste decreases by 6 kg/day |
| | Wet waste: 36 kg/day | | | Wet waste: 32 kg/Day | | | Wet waste decreases by 4 kg/day |
| Green Belt | RG area 3000.00 sq.mt. | | | RG area 3000.00 sq.mt. | | | No change |
| | Trees to be planted 300 trees | | | Trees to be planted 300 trees | | | No change |
| | --- | | | Miyawaki plantation area (5% of RG area) 150 Sqm. | | | Newly proposed |
| | --- | | | No of trees in Miyawaki area = 450 Nos | | | Newly proposed |
| Energy details | Connected load - 100 MW | | | Connected load- 97.734 MW (97,734 KW) | | | Connected load decreases by 2.266 MW |
| | Maximum Demand - 90 MW | | | Maximum Demand – 91.228 MW (91,228 KW) | | | Demand load increases by 1.228 MW |
| | DG set – 56 No of 2.25 MVA | | | DG set – 74 No. having capacity 2.5 MVA each Building 1: 23 no. x 2.5 MVA Building 2: 51 no. x 2.5 MVA | | | DG number increases by 18 Nos. |
| | --- | | | Power Transformer: 3 no. x 40/50 MVA Distribution Transformer: Building 1: 23 no. x 2.25 MVA Building 2: 51 no. x 2.25 MVA | | | Increase in Transformer is due to increase in demand load of proposed Data Center buildings |
| Parking Details | Parking details | Required (nos) | Proposed (nos) | Parking details | Required (nos) | Proposed (nos) | 4-Wheeler parking increases by 20 Nos & 2-Wheeler parking increases by 26 Nos |
| | Car | 300 | 107 | Car | 124 | 127 | |
| | 2 wheelers | 36 | 24 | 2 wheelers | 37 | 50 | |

3. Proposal is an expansion of existing construction project. PP has obtained earlier EC vide Letter No. SIA/MH/MIS/182483/2020 dated 28.09.2021 for total BUA of 21,688.79 m2. Proposal was considered by SEIAA in its 309th (Day-1) meeting held on 14th October, 2025 and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area as per prevailing Hon'ble Supreme Court Order.
2. PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of requirement of EIA notification 2006, amended from time to time
3. PP to obtain revised NOCs (i)SWM NOC, (ii)Tree NOC, (iii)Sewer NOC
4. The planning authority shall not issue commencement certificate unless PP obtains all NOCs.
5. PP to maximize use of renewable energy in the proposed project.
6. PP to make proposed area as single use plastic free area.
7. PP to complete tree plantation within the site during construction phase.
8. PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.

B. SEIAA Conditions-

1. PP has provided mandatory RG area of 3000m2 on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. Project is cleared as Zero Liquid Discharge project.
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. In view of Maharashtra Electric Vehicle Policy, 2025, PP to provide electric vehicle D. C. Charger for 20 % of total parking provided, the number of D. C. Chargers should be worked out as provided in Niti Ayog Handbook of EV charging infrastructure implementation.
6. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA III dt.04.01.2019.
7. SEIAA decided to grant EC for FSI-69,789.36 m2, Non FSI- 7,140.66 m2, total BUA- 76,930.02 m2. (Plan approval No EE/Dn. II/MHP/SPA/I/118516/of 2025 Dated 16.06.2025).

General Conditions:

a) Construction Phase :-

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

- XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

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

not be diverted for other purposes.

- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in
- XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

- I. PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.
- II. If applicable "Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
- III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
- IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
- V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
- VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
- VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered

separately on merit.

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.
6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.
8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


Jayashree Bhoj

(Member Secretary, SEIAA)

Copy to:

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