



## STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

Environment department,  
Room No. 217, 2nd floor,  
Mantralaya, Annexe,  
Mumbai- 400 032.  
Date: March 13, 2020

To,  
**Mindspace Business Parks Private Limited**  
at Plot No. 3, TTC Industrial Area, MIDC, Airoli, Navi Mumbai, Maharashtra

**Subject:** Environment Clearance for Proposed expansion by addition of IT Building No. 15, IT Building No. 16, Hotel, MLCP, Retail, Kiosk and other ancillary structures in existing IT Park on Plot No. 3, TTC Industrial Area, MIDC, Airoli, Navi Mumbai, Maharashtra

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 128th meeting and 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 190th meetings.


2. It is noted that the proposal is considered by SEAC-II under screening category 8(b) Category B1 as per EIA Notification 2006.

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

1.Name of Project	Proposed expansion by addition of IT Building No. 15, IT Building No. 16, Hotel, MLCP, Retail, Kiosk and other ancillary structures in existing IT Park on Plot No. 3, TTC Industrial Area, MIDC, Airoli, Navi Mumbai, Maharashtra
2.Type of institution	Private
3.Name of Project Proponent	Mindspace Business Parks Private Limited
4.Name of Consultant	Aditya Environmental Services Pvt. Ltd.
5.Type of project	IT Park / Commercial
6.New project/expansion in existing project/modernization/diversification in existing project	Expansion in existing project
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	Yes. Previous Environmental Clearance is received vide letter No. SEIAA-EC-0000001942 dated 9th August 2019 .
8.Location of the project	Plot No. 3, TTC Industrial Area, MIDC, Airoli, Navi Mumbai, Maharashtra
9.Taluka	Thane
10.Village	Airoli
Correspondence Name:	Mr. Pramod Mhamane
Room Number:	-
Floor:	6th floor
Building Name:	Raheja Tower
Road/Street Name:	-
Locality:	Plot No. C-30, G-Block, Bandra-Kurla Complex, Bandra (East)
City:	Mumbai
11.Whether in Corporation / Municipal / other area	MIDC

**SEIAA Meeting No: 190 Meeting Date: March 5, 2020 ( SEIAA-STATEMENT-0000001401 )**  
**SEIAA-MINUTES-0000003100**  
**SEIAA-EC-0000002181**

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**Shri. Anil Diggikar (Member Secretary SEIAA)**

<b>12.IOD/IOA/Concession/Plan Approval Number</b>	MIDC approval for existing IT Park is granted vide letter dated 3rd June 2015. Approval for Hotel & MLCP buildings is granted vide letter dated 15th October 2018. Application for approval is submitted to MIDC on 18th March 2019 for Retail and Kiosk. Application for IT Building No. 15 is submitted to MIDC on 21st June 2019.
	<b>IOD/IOA/Concession/Plan Approval Number:</b> For existing IT Building No. 1 to 12 & 14: DE/MHP(C)I/3/IFMS/B-65206 dated 3rd June 2015, For proposed Hotel Building & MLCP: EE/SPA/IT-5/FMS/P45893/0518 dated 15th October 2018
	<b>Approved Built-up Area:</b> 512344.60
<b>13.Note on the initiated work (If applicable)</b>	Work of Building No. 1 to 12 & 14 is completed. Construction work for proposed expansion is yet to be initiated.
<b>14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)</b>	Not Applicable
<b>15.Total Plot Area (sq. m.)</b>	202740.00
<b>16.Deductions</b>	3142.20
<b>17.Net Plot area</b>	199597.80
<b>18 (a).Proposed Built-up Area (FSI &amp; Non-FSI)</b>	<b>FSI area (sq. m.):</b> 570748.39 sq. m. (after expansion)
	<b>Non FSI area (sq. m.):</b> 308586.93 sq. m. (after expansion)
	<b>Total BUA area (sq. m.):</b> 879335.32
<b>18 (b).Approved Built up area as per DCR</b>	<b>Approved FSI area (sq. m.):</b> 367765.26
	<b>Approved Non FSI area (sq. m.):</b> 144579.34
	<b>Date of Approval:</b> 15-10-2018
<b>19.Total ground coverage (m2)</b>	125887.07
<b>20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)</b>	62.1%
<b>21.Estimated cost of the project</b>	10130000000

# Government of Maharashtra

## 22. Production Details

Serial Number	Product	Existing (MT/M)	Proposed (MT/M)	Total (MT/M)
1	Not Applicable	Not Applicable	Not Applicable	Not Applicable

## 23. Total Water Requirement

<b>Dry season:</b>	Source of water	Maharashtra Industrial Development Corporation (MIDC) for fresh water and STP treated water
	Fresh water (CMD):	2897
	Recycled water - Flushing (CMD):	2292
	Recycled water - Gardening (CMD):	166
	Swimming pool make up (Cum):	11
	Total Water Requirement (CMD) :	6852 (including HVAC water requirement)
	Fire fighting - Underground water tank(CMD):	200
	Fire fighting - Overhead water tank(CMD):	20 (for each building)
	Excess treated water	0
<b>Wet season:</b>	Source of water	Maharashtra Industrial Development Corporation (MIDC) for fresh water and STP treated water
	Fresh water (CMD):	2897
	Recycled water - Flushing (CMD):	2292
	Recycled water - Gardening (CMD):	0
	Swimming pool make up (Cum):	11
	Total Water Requirement (CMD) :	6686 (including HVAC water requirement)
	Fire fighting - Underground water tank(CMD):	200
	Fire fighting - Overhead water tank(CMD):	20 (for each building)
	Excess treated water	0
<b>Details of Swimming pool (If any)</b>	-	

## 24.Details of Total water consumed

Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
	Existing	Proposed	Total	Existing	Proposed	Total	Existing	Proposed	Total
Domestic	3176	2013	5189	635	403	1038	2541	1611	4151

<b>25.Rain Water Harvesting (RWH)</b>	<b>Level of the Ground water table:</b>	3 m
	<b>Size and no of RWH tank(s) and Quantity:</b>	Existing: 13 nos. of RWH tanks of total capacity 1117 cum, For IT Building 15: 1 no. of RWH tank of capacity 120 cum, For IT Building 16: 1 no. of RWH tank of capacity 100 cum, For Hotel Building & MLCP: 1 no. of RWH tank of capacity 240 cum
	<b>Location of the RWH tank(s):</b>	Below ground level
	<b>Quantity of recharge pits:</b>	Existing: 13 nos. of recharge pits, For IT Building 15: 4 nos. of recharge pits, For IT Building 16: 4 nos. of recharge pits, For Hotel Building & MLCP: 6 nos. of recharge pits each for Hotel Building & MLCP
	<b>Size of recharge pits :</b>	Existing: 4 m X 4 m X 4 m (for each recharge pit), For IT Building 15: 12 m X 3.6 m X 3.8 m, For IT Building 16: 4 m X 4 m X 4 m (for each recharge pit), For Hotel Building & MLCP: 2 m X 2 m X 2.5 m (for each recharge pit)
	<b>Budgetary allocation (Capital cost) :</b>	Rs. 483.8 Lakh
	<b>Budgetary allocation (O &amp; M cost) :</b>	Rs. 77.88 Lakh
	<b>Details of UGT tanks if any :</b>	Provided in EIA report

<b>26.Storm water drainage</b>	<b>Natural water drainage pattern:</b>	Natural drainage pattern will be maintained at site.
	<b>Quantity of storm water:</b>	1.72 cum/sec
	<b>Size of SWD:</b>	0.6 m x 0.6 m

<b>27.Sewage and Waste water</b>	<b>Sewage generation in KLD:</b>	4151 cmd
	<b>STP technology:</b>	MBBR technology for STPs installed / proposed for IT Buildings and SBR technology for STP proposed for Hotel Building & MLCP
	<b>Capacity of STP (CMD):</b>	Existing: 13 no. of STPs of total capacity 2885 cmd, For IT Building 15: 1 no. of STP of capacity 975 cmd, For IT Building 16: 1 no. of STP of capacity 600 cmd, For Retail & Kiosks: 1 no. of STP of capacity 125 cmd, For Hotel Building & MLCP: 1 no. of STP of capacity 150 cmd
	<b>Location &amp; area of the STP:</b>	Below ground level
	<b>Budgetary allocation (Capital cost):</b>	Rs. 1495 Lakh
	<b>Budgetary allocation (O &amp; M cost):</b>	Rs. 157.75 Lakh/year

## 28.Solid waste Management

<b>Waste generation in the Pre Construction and Construction phase:</b>	<b>Waste generation:</b>	Broken bricks, tiles, wooden pieces, empty cement bags, packaging materials, insulating plastic, metal pieces etc.
	<b>Disposal of the construction waste debris:</b>	The solid waste generated during construction will be properly segregated and sent to authorized recycler.
<b>Waste generation in the operation Phase:</b>	<b>Dry waste:</b>	13578 kg/ day (existing: 8468 kg/day + proposed: 5110 kg/day)
	<b>Wet waste:</b>	9052 kg/ day (existing: 5646 kg/day + proposed: 3407 kg/day)
	<b>Hazardous waste:</b>	Used / spent oil from DG set and transformer
	<b>Biomedical waste (If applicable):</b>	Nil
	<b>STP Sludge (Dry sludge):</b>	415 kg/day
	<b>Others if any:</b>	-
<b>Mode of Disposal of waste:</b>	<b>Dry waste:</b>	To be handed over to municipal authority for recycling
	<b>Wet waste:</b>	OWC is provided on site for treatment of wet waste.
	<b>Hazardous waste:</b>	Not Applicable
	<b>Biomedical waste (If applicable):</b>	Not Applicable
	<b>STP Sludge (Dry sludge):</b>	To be used as manure
	<b>Others if any:</b>	Not Applicable
<b>Area requirement:</b>	<b>Location(s):</b>	Lower Basement
	<b>Area for the storage of waste &amp; other material:</b>	Included in machinery area
	<b>Area for machinery:</b>	Not applicable
<b>Budgetary allocation (Capital cost and O&amp;M cost):</b>	<b>Capital cost:</b>	Rs. 112.2 Lakh
	<b>O &amp; M cost:</b>	Rs. 23.02 Lakh/annum

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## 29. Effluent Characteristics

Serial Number	Parameters	Unit	Inlet Effluent Characteristics	Outlet Effluent Characteristics	Effluent discharge standards (MPCB)
1	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Amount of effluent generation (CMD):		Not applicable			
Capacity of the ETP:		Not applicable			
Amount of treated effluent recycled :		Not applicable			
Amount of water send to the CETP:		Not applicable			
Membership of CETP (if require):		Not applicable			
Note on ETP technology to be used		Not applicable			
Disposal of the ETP sludge		Not applicable			



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30.Hazardous Waste Details							
Serial Number	Description	Cat	UOM	Existing	Proposed	Total	Method of Disposal
1	Used / Spent Oil	5.1	kL/A	As & when generated	As & when generated	As & when generated	Sale to authorized waste recyclers
31.Stacks emission Details							
Serial Number	Section & units	Fuel Used with Quantity	Stack No.	Height from ground level (m)	Internal diameter (m)	Temp. of Exhaust Gases	
1	DG sets (details are mentioned in Item No. 48)	HSD	For every DG set there will be one stack which will be as per CPCB norms.	As per CPCB standards	As per CPCB standards	As per CPCB standards	
32.Details of Fuel to be used							
Serial Number	Type of Fuel	Existing	Proposed	Total			
1	Not applicable	Not applicable	Not applicable	Not applicable			
33.Source of Fuel		Not applicable					
34.Mode of Transportation of fuel to site		Not applicable					
35.Energy							

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<b>Power requirement:</b>	<b>Source of power supply :</b>	Mindspace Serene Electricity Distribution Licensee
	<b>During Construction Phase: (Demand Load)</b>	50 KW
	<b>DG set as Power back-up during construction phase</b>	100% power back-up
	<b>During Operation phase (Connected load):</b>	For existing IT Buildings: 31850 kVA, For proposed buildings under expansion: 28250 kVA, For entire project: 60100 kVA
	<b>During Operation phase (Demand load):</b>	For existing IT Buildings: 19250 kVA, For proposed buildings under expansion: 19850 kVA, For entire project: 39100 kVA
	<b>Transformer:</b>	For existing: 24 x 2000 kVA & 2 x 1500 kVA provided already on site, For IT Building 15: 8 x 2000 kVA, For Hotel Building & MLCP: 2 x 1500 kVA, For IT Building 16: 4 x 2500 kVA, Retail and Kiosk: 1 x 1000 kVA
	<b>DG set as Power back-up during operation phase:</b>	For existing: 30 x 1010 kVA, 6 x 1110 kVA, 4 x 2000 kVA, 3 x 1500 kVA of total capacity 49,460 kVA, 2 x 750 kVA stand by DG, For IT Building 15: 8 x 2000 kVA, For Hotel Building & MLCP: 2 x 1500 kVA, For IT Building 16: 4 x 2500 kVA, Retail and Kiosk: 1 x 1000 kVA
	<b>Fuel used:</b>	HSD
	<b>Details of high tension line passing through the plot if any:</b>	Not Applicable

### Energy saving by non-conventional method:

- Use of transformers with no load and on load Watt losses as per ECBC
- Use of high frequency, high power factor, electronic ballasts in place of conventional copper iron ballasts in light fixtures.
- Using energy efficient light fixtures with good photometric properties
- Using LEDs in external lighting bollard, in areas such as staircases, corridors and lift lobbies where lights burn on 24 hours basis.
- Using LED fixtures in basement, stilts and underground parking areas
- Putting external lighting control on time switch / time control
- Using time switch control / timer control for basement lighting
- Employing solar powered lighting for part of the external lighting fixtures
- Using high efficiency motors 'EF1' for pumps and ventilation fans
- Capacitors shall have a long life in excess of 1,50,000 hours with low losses in the range of 0.2 Watt/kVA
- External lighting: 30% of the lighting is proposed on solar. These are set of lighting which are placed at critical junctions and which would be lit round the night. Otherwise the other 70% lighting is on timer circuits to achieve the maximum savings.
- Energy conservation is based on ECBC code.

### 36.Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
1	Overall energy savings	15-20%

### 37.Details of pollution control Systems

Source	Existing pollution control system	Proposed to be installed
Wastewater	STP for existing IT Building 1 to 12 & 14	STP for IT Building 15, 16, Retail & Kiosk and Hotel Building & MLCP
Municipal Solid Waste	OWC for existing IT Building 1 to 12 & 14	OWC for IT Building 15, 16, Retail & Kiosk and Hotel Building & MLCP



<b>Budgetary allocation (Capital cost and O&amp;M cost):</b>	<b>Capital cost:</b>	Rs. 1607.2 Lakh
	<b>O &amp; M cost:</b>	Rs. 180.77 Lakh/annum

### 38.Environmental Management plan Budgetary Allocation

#### a) Construction phase (with Break-up):

Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)
1	Debris management	NA	110
2	Environment protection measures	NA	33
3	Health and safety of construction labours	NA	39

#### b) Operation Phase (with Break-up):

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	Sewage Treatment Plant	-	1495	157.75
2	Environmental monitoring	Monitoring of air, water, soil, wastewater, DG stack, noise etc. parameters	0	35
3	Solid waste management	Waste collection, storage and disposal	112.2	23.02
4	Rainwater Harvesting	-	483.8	77.88
5	Green belt development	Landscaping on plot area	500	45
6	-	-	-	-
7	-	-	-	-

### 39.Storage of chemicals (inflammable/explosive/hazardous/toxic substances)

Description	Status	Location	Storage Capacity in MT	Maximum Quantity of Storage at any point of time in MT	Consumption / Month in MT	Source of Supply	Means of transportation
Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable

#### 40.Any Other Information

No Information Available

	<b>CRZ/ RRZ clearance obtain, if any:</b>	Not applicable
	<b>Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries</b>	Approximately 2.2 km from the boundary of Thane Creek Flamingo Sanctuary on North-Eastern side
	<b>Category as per schedule of EIA Notification sheet</b>	8(b) Category B1
	<b>Court cases pending if any</b>	No. Not applicable
	<b>Other Relevant Informations</b>	Environmental Clearance for existing IT Park comprising of 13 IT & ITES buildings was granted on 23rd August 2007 and 9th August 2019 and the construction is completed. Now, expansion of existing IT park is proposed with proposed construction of IT Building No. 15, IT Building No. 16, Hotel, MLCP, Retail, Kiosk and other ancillary structures.
	<b>Have you previously submitted Application online on MOEF Website.</b>	Yes
	<b>Date of online submission</b>	07-09-2017


**3. The proposal has been considered by SEIAA in its 190th 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:**

**Specific Conditions:**

<b>I</b>	PP to update the online CS as per EIA.
<b>II</b>	PP to ensure that project should be zero net discharge & zero garbage project.
<b>III</b>	PP to incorporate the mitigation measures to reduce wind speed from 4m/s to less to achieve comfort zone.
<b>IV</b>	The PP to get NOC from competent authority with reference to Thane creek flamingo sanctuary if the project site falls within 10 Km radius from the said sanctuary boundary. The planning authority to ensure fulfilment of this condition before granting CC.
<b>V</b>	PP to ensure that CER should be as per green field for additional project cost prescribed by MoEF&CC circular dated 1.5.2018 relevant to the area and people around the project. The specific activities to be undertaken under CER to be carried out in consultation with Municipal Corporation or collector or Environment Department.
<b>VI</b>	PP to submit revised CFO NOC.
<b>VII</b>	PP to submit basement ventilation plan.
<b>VIII</b>	PP to ensure that CER plan gets approved from Municipal Commissioner.
<b>IX</b>	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.
<b>X</b>	SEIAA decided to grant EC for - FSI: 379209.83 m2, Non-FSI: 229610.24 m2 and Total BUA: 608820.07 m2 ( Plan Approval no-EE/SPA/3/IFMS/A39017, Date-28.01.2020)

**General Conditions:**

<b>I</b>	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
<b>II</b>	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.
<b>III</b>	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.
<b>IV</b>	PP has to abide by the conditions stipulated by SEAC& SEIAA.

<p><b>SEIAA Meeting No: 190 Meeting Date: March 5, 2020 ( SEIAA-STATEMENT-000001401 )</b>  <b>SEIAA-MINUTES-0000003100</b>  <b>SEIAA-EC-0000002181</b></p>	<p><b>Page 10 of 14</b></p>	 <b>Shri. Anil Diggikar (Member Secretary SEIAA)</b>
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V	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.
VI	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.
VII	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
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	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.
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	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.
XVI	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.
XVII	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.
XVIII	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.
XIX	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
XX	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.
XXI	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.
XXII	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).
XXIII	Ready mixed concrete must be used in building construction.
XXIV	Storm water control and its re-use as per CGWB and BIS standards for various applications.
XXV	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
XXVI	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
XXVII	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. Discharge of this unused treated effluent, if any should be discharge in the sewer line.Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated effluent, 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.
XXVIII	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.

XXIX	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
XXX	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.
XXXI	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.
XXXII	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
XXXIII	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.
XXXIV	Diesel power generating sets proposed as source of backup 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.
XXXV	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.
XXXVI	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.
XXXVII	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 aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
XXXVIII	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
XXXIX	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.
XL	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.
XLI	Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.
XLII	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 in Para 2. Prior certification from appropriate authority shall be obtained.
XLIII	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.
XLIV	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
XLV	A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
XLVI	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 <a href="http://ec.maharashtra.gov.in">http://ec.maharashtra.gov.in</a> .

<b>L</b>	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.
<b>LI</b>	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.
<b>LII</b>	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.
<b>LIII</b>	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.
<b>LIV</b>	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.



# Government of Maharashtra

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 Environment 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 as per EIA Notification, 2006, and amendments by MoEF&CC Notification dated 29th April, 2015.

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 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.

  
Shri. Anil Diggikar (Member Secretary SEIAA)

**Copy to:**

1. SHRI JOHNY JOSEPH, CHAIRMAN-SEIAA
2. SHRI UMAKANT DANGAT, CHAIRMAN-SEAC-I
3. SHRI M.M.ADTANI, CHAIRMAN-SEAC-II
4. SHRI ANIL .D. KALE. CHAIRMAN SEAC-III
5. SECRETARY MOEF & CC
6. IA- DIVISION MOEF & CC
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