

HALF-YEARLY POST EC COMPLIANCE REPORT

OF

**Proposed Commercial IT Building at CTS no. 689/A/1-2
Village- Marol, CTS No.193 (pt) of village Tungwe, Saki
Vihar Road, Powai, Mumbai.**

PERIOD

July 2024 – December 2024

Project Proponent

**M/s. Tusshar Infra Developers Pvt. Ltd & M/s. Pantheon Buildcon
Pvt. Ltd.**

Tusshar Infra Developers Pvt. Ltd.
Pantheon Buildcon Pvt. Ltd.

Date: 13th December 2024

To,
The Director,
Ministry of Environment, Forests & Climate Change.
Regional Office, West Central Zone,
New Secretarial Building, East wing, Civil Lane,
Near Old VCA stadium, Nagpur - 440001

Subject : Submission of Half-yearly Post Environment Clearance Compliance Report for the period of **July 2024 – December 2024** for Proposed Commercial IT Building at CTS no. 689/A/1-2 Village- Marol, CTS No.193 (pt) of village Tungwe, Saki Vihar Road, Powai, Mumbai by **M/s. Tusshar Infra Developers Pvt. Ltd & M/s. Pantheon Buildcon Pvt. Ltd.**

Reference : **Environment Clearance vide Letter No. SIA/MH/MIS/ 200001/2021 Dtd. 26.02.2022**

With reference to above mention subject, we would like to inform you that we have been accorded the environmental clearance for our Commercial IT Building project from SEIAA Maharashtra, on **26.02.2022**.

We hereby submit six monthly monitoring report for the period ended (**July –December 2024**) for Commercial IT Building project.

Hope the above are in line with your requirement and kindly acknowledge the receipt.

Thanking you,

Yours faithfully,

M/s. Tusshar Infra Developers Pvt. Ltd & M/s. Pantheon Buildcon Pvt. Ltd.

**Deepoo
Choithram
Vaswani**

Digitally signed by
Deepoo Choithram
Vaswani
Date: 2024.12.13
18:33:07 +05'30'

Authorized Signatory

CC: Member Secretary, MPCB.

Principal Secretary, Environment Department.

Krishna II, Plot No.28, Presidency CHS, NS Road No.7, Juhu JVPD Scheme, Vile Parle (West),
Mumbai- 400049.

13.12.24
Maharashtra Pollution Control Board
Kalpataru Point, 2nd Floor, 10th Cross,
Opp. Cine Planet, Sion, Mumbai - 400 022.
Tel. 24010437 / 24010438
Website : www.mpcb.gov.in

Tusshar Infra Developers Pvt. Ltd.
Pantheon Buildcon Pvt. Ltd.

Date: 13th December 2024

To,
The Director,
Ministry of Environment, Forest & Climate Change,
Regional Office, West Central Zone,
New Secretarial Building, East wing, Civil Lane,
Near Old VCA stadium, Nagpur - 440001.

Subject: Present status of Project work for the period of July 2024 – December 2024 for Proposed Commercial IT Building at CTS no. 689/A/1-2 Village- Marol, CTS No.193 (pt) of village Tungwe, Saki Vihar Road, Powai, Mumbai by M/s. Tusshar Infra Developers Pvt. Ltd & M/s. Pantheon Buildcon Pvt. Ltd.

Reference: Environment Clearance vide Letter No. SIA/MH/MIS/ 200001/2021 Dtd. 26.02.2022.

Sir,

This has reference to the submission of Post Monitoring Report for Proposed Commercial IT Building at CTS no. 689/A/1-2 Village- Marol, CTS No.193 (pt) of village Tungwe, Saki Vihar Road, Powai, Mumbai by M/s. **Tusshar Infra Developers Pvt. Ltd & M/s. Pantheon Buildcon Pvt. Ltd.**

The present project status at site is as follows:

BLDG	Configuration	Status
1 Building	B+ G+10 Floors with 2 nos. of DG set wings of configuration G+4 floors	Completed

Thanking you,

Yours truly,
M/s. Tusshar Infra Developers Pvt. Ltd & M/s. Pantheon Buildcon Pvt. Ltd.

Authorized Signatory

Krishna II, Plot No.28, Presidency CHS, NS Road No.7, Juhu JVPD Scheme, Vile Parle
(West), Mumbai- 400049.

DATA SHEET

Proposed Commercial IT Building at CTS no. 689/A/1-2

Village- Marol, CTS No.193 (pt) of village Tungwe, Saki

Vihar Road, Powai, Mumbai.

PROJECT PROPONENT

**M/s. Tusshar Infra Developers Pvt. Ltd & M/s. Pantheon Buildcon
Pvt. Ltd.**

MONITORING THE IMPLEMENTATION OF ENVIRONMENTAL SAFEGUARDS

Ministry of Environmental and Forests
Regional Office, West Central Zone, Nagpur.

PART - I
DATA SHEET

1.	Project type: river - valley/ mining/ Industry / thermal / nuclear/ Other (specify)	Building Construction Project.
2.	Name of the project	Proposed Commercial IT Building at CTS no. 689/ A/1-2 Village- Marol, CTS No.193 (pt) of village Tungwe, Saki Vihar Road, Powai, Mumbai.
3.	Clearance letter (s) / OM/ no and date:	File No. SIA/MH/MIS/200001/2021 / EC22B038MH175172 dtd. 26.02.2022.
4.	Location	CTS no. 689/ A/1-2 Village- Marol, CTS No.193 (pt) of village Tungwe, Saki Vihar Road, Powai, Mumbai
a.	District (s)	Mumbai.
b.	State (s)	Maharashtra.
c.	Latitude / Longitude	----
5.	Address for correspondence	
a.	Address of concerned project Chief Engineer (with pin code & telephone/ telex/ fax number)	Mr. Umesh Ray. CTS no. 689/ A/1-2 Village- Marol, CTS No.193 (pt) of village Tungwe, Saki Vihar Road, Powai, Mumbai.
b.	Address of Executive Project Engineer /Manager (with pin code/ fax number)	Mr. Umesh Ray. CTS no. 689/ A/1-2 Village- Marol, CTS No.193 (pt) of village Tungwe, Saki Vihar Road, Powai, Mumbai.
6.	Salient features	

a.	of the project	<p>Total Plot Area: 11,274.00 sq.mt.</p> <p>FSI Area: 45,563.04 sq.mt.</p> <p>Non-FSI: 6,215.55 sq.mt.</p> <p>Built-Up Area: 51,778.59 sq.mt</p>
b.	of the environmental management plans	<p>1. <u>Sewage Treatment Plant:</u></p> <p>Sewage Treatment Plants with capacity of 5 cum will be provided for treating the waste water.</p> <p>Recycled wastewater will be used for Flushing, gardening etc.</p> <p>2. <u>Water Management:</u></p> <p>Rain Water Harvesting shall be provided.</p> <p>3. <u>Solid Waste Management:</u></p> <ul style="list-style-type: none"> • Dry waste: will be hand over to local recyclers for recycling • Wet waste: will be processed in the OWC for manure for landscaping/ gardening • STP Sludge: Use as manure.
7.	Break Up Of the project Area	
a.	Submerge area: forest & :non-forest	Non Forest
b.	Others	Nil
8.	Break up of the project affected: Population with enumeration of those losing houses / dwelling units, only agriculture land only, both dwelling units and agriculture land and landless laborers / artisan	Not Applicable.
a.	SC, ST / Adivasi's:	---
b.	Others	---
	(Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if a survey is	

	carried out give details and years of survey)	
9.	Financial details	
a.	Project cost as originally planned and subsequent revised estimates and the year of price reference	Total cost: 639.00 Crores.
b.	Allocation made for environmental management plans with item wise and year wise break-up	Capital EMP Cost: 589 Lakhs Cost for EMP O & M: 93 Lakhs / year
c.	Benefit cost ratio/ Internal rate of return and the year of assessment	-----
d.	Whether (c) includes the cost of environmental management as shown in the above	-----
e.	Actual expenditure incurred on the project so far	518.69 Cr.
f.	Actual expenditure incurred on the environmental management plans so far	0.28 Cr.
10.	Forest land required	
a.	The status of approval for diversion of forest land for non-forestry use	The land is of non-forest type hence not applicable.
b.	The status of clearing and felling	Not Applicable
c.	The status of compensatory afforestation, if any.	-----
d.	Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far.	N.A.
11.	The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads), if any with quantitative information.	N.A.

12.	Status of construction	
a.	Date of commencement (Actual and/or planned)	March 2022
b.	Date of completion (Actual and/ of planned)	Completion date - Dec 2025
13.	Reasons for the delay if the project is yet to start	N.A.
14.	Dates of site visits	
a.	The date on which the project was monitored by the regional office on previous occasions, if any	-----
b.	Date of site visit for this monitoring report	NIL
15.	Details of correspondence with project authorities for obtaining action plans/ information on status on compliance to safeguards other than the routine letters for logistic support for site visits	File No. EC22B038MH175172 / SIA/MH/MIS/200001/2021 dtd. 26.02.2022. M/s. Tusshar Infra Developers Pvt. Ltd & M/s. Pantheon Buildcon Pvt. Ltd. Krishna 1, Plot 27, NS road, Juhu, JVPD, Mumbai -400049

COMPLIANCE OF EC CONDITION

FOR

**Proposed Commercial IT Building at CTS no. 689/A/1-
2 Village- Marol, CTS No.193 (pt) of village Tungwe,
Saki Vihar Road, Powai, Mumbai.**

PROJECT PROPONENT

**M/s. Tusshar Infra Developers Pvt. Ltd & M/s. Pantheon
Buildcon Pvt. Ltd.**

SIX MONTHLY COMPLIANCE REPORT

Proposed Commercial IT Building at CTS no. 689/A/1-2 Village-
Marol, CTS no.193 (pt) of village Tungwe, Saki Vihar Road,
Powai, Mumbai.

Point wise compliance status to various stipulations laid down by the Government of Maharashtra as per the Environmental Clearance issued vide letter no. SIA/MH/MIS/200001/2021 dtd. 26.02.22 as follows:

Specific Conditions:

Sr. No	COMPLIANCE	REPLY
A) SEAC CONDITIONS		
1	PP to submit OD/IOA /Concession Document /Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions there under as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.	PP have obtained approved plans from competent authority MCGM. Copy of approved plan attached as Annexure 1 .
2	PP to submit updated Form 1.	We submitted updated form 1.
3	PP to obtain following NOCs: a) Water Supply, b) Solid Waste Management / Construction & Demolition waste management, c) Tree NOC.	We have obtained the following NOC's: a) We have obtained Water NOC. b) We have obtained SWM NOC. e) We have obtained Tree NOC.
4	PP to obtain Petroleum and Explosives Safety Organisation (PESO) licence for storage of HSD from competent authority.	Refer Annexure 02 .
5	PP to provide two-wheeler parking & ensure that minimum 25 % four-wheeler and two-wheeler Parking's should be equipped with electric Charging facilities.	Condition is noted.
6	PP to increase energy savings from renewable sources up to 5%.	Condition is noted.
7	PP to declare campus as a plastic free zone (No pet bottles, cutlery). PP to ensure that plastics used in packaging should be recycled.	Condition is noted.
8	PP to revise existing trees list with age; PP to plant a greater number of native species of trees and accordingly submit revise tree list.	Condition is noted.
B) SEIAA CONDITIONS		
1	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase	Condition is noted.

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Proposed Commercial IT Building at CTS no. 689/A/1-2 Village-Marol, CTS no.193 (pt) of village Tungwe, Saki Vihar Road, Powai, Mumbai.

Sr. No	COMPLIANCE	REPLY
	the water permeable area as well as to allow effective fire tender movement.	
2	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	Condition is noted.
3	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.	Condition is noted.
4	SEIAA after deliberation decided to grant EC for - FSI-45563.04 m2, Non-FSI- 6215.55 m2, Total BUA- 51778.59 m2. (Plan approval-CC-No. P-6252/2020/ (689/A/1AND ANOTHER)/ L/ WARD I MAROL-L/337/1/ NEW, dated 22.01.2022).	Condition is noted.
GENERAL CONDITIONS		
a) Construction Phase		
1	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.	Condition is noted and we shall comply the same.
2	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.	All construction waste will get collected and segregated properly. Most of that shall be reused for the construction activity.
3	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.	We shall comply the same.
4	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.	Adequate drinking water facility shall be provided for the workers at the site during construction phase.

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Proposed Commercial IT Building at CTS no. 689/A/1-2 Village-Marol, CTS no.193 (pt) of village Tungwe, Saki Vihar Road, Powai, Mumbai.

Sr. No	COMPLIANCE	REPLY
5	Arrangement shall be made that waste water and storm water do not get mixed.	Covered sewage system has been proposed which is connected to STP for the treatment and reuse of the treated water. Excess treated water shall be disposed of into the sewer drain.
6	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.	Tanker water is used for construction work.
7	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	There is no extraction of ground water.
8	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.	Use of only Tanker water for construction practice.
9	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.	Adequate measures are taken into consideration to minimize the wastage of water.
10	The Energy Conservation Building code shall be strictly adhered to.	Condition is noted and we shall comply the same.
11	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	Excavated top soil is used for landscaping.
12	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.	Condition is noted.
13	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.	Soil testing was done, according to the reports all the parameters are within limit and so there is no threat to groundwater quality by leaching of heavy metals and other toxic contaminants.
14	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.	Condition is noted.

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Proposed Commercial IT Building at CTS no. 689/A/1-2 Village-Marol, CTS no.193 (pt) of village Tungwe, Saki Vihar Road, Powai, Mumbai.

Sr. No	COMPLIANCE	REPLY
15	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.	DG of 3500 KVA capacity shall be used as backup during construction phase. These are environment friendly make and provided with acoustic enclosure to avoid noise emission.
16	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.	Condition is noted.
17	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.	Condition is noted and we shall comply the same.
18	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.	<p>Following care will be taken regarding noise levels with conformation to the residential area.</p> <ul style="list-style-type: none"> • Use of well-maintained equipment fitted with silencers. • Noise shields near the heavy construction operations are provided. • Construction activities are limited to daytime hours only. <p>Also, use of Personal Protective Equipment (PPE) like ear muffs and ear plug during construction activities.</p>
19	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.	<ul style="list-style-type: none"> • D.G. sets will be provided as back up for Residential buildings. • 3500 KVA D.G. set will be provided with silencer & acoustic enclosures. The stacks shall be provided as per MPCB norms.

SIX MONTHLY COMPLIANCE REPORT

Proposed Commercial IT Building at CTS no. 689/A/1-2 Village-Marol, CTS no.193 (pt) of village Tungwe, Saki Vihar Road, Powai, Mumbai.

Sr. No	COMPLIANCE	REPLY
20	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.	Regular supervision done by our site engineer to take care of the construction activity and of the surroundings.
B) Operational Phase		
1	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.	Garbage will be collected manually from each of the building and carted to collection spot through trolleys. In order to avoid problems associated with solid waste disposal problems, an effective solid waste management system will be followed by segregating the wet and dry garbage. Wet waste will be treated by Organic Waste Converter.
2	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	Yes, E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2011
3	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.	STP of capacity of 5 KLD (SBR) has been provided to treat the waste water. STP has been provided by established consultant and operation and maintenance shall be done by the technical persons of consultant. MOU will be done for the maintenance.
4	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	STP shall be provided for Recycling of wastewater. Proper disposal of waste will be done through well managed Solid Waste management team.

SIX MONTHLY COMPLIANCE REPORT

Proposed Commercial IT Building at CTS no. 689/A/1-2 Village-Marol, CTS no.193 (pt) of village Tungwe, Saki Vihar Road, Powai, Mumbai.

Sr. No	COMPLIANCE	REPLY
	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.	
5	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.	Condition is noted.
6	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.	<p>This effect would be prominent during construction as well as operation phase. The probability of inconvenience faced due to the frequency of truck movement during construction phase would be minimized by better control of traffic movement in the area. Noise levels expected from the planned operating conditions have been assessed and are likely to be within acceptable levels. The impacts have been mitigated by the suggested measures in the "air control and management section".</p> <p>Anti-honking sign boards are placed in the parking areas and on entry and exit point. The project will be provided with sufficient road facilities within the project premises and there will be a large area provided for the parking of vehicles.</p>
7	PP to provide adequate electric charging points for electric vehicles (EVs).	We shall propose 25% of charging points for Electric vehicles on total parking in the project.
8	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.	<ul style="list-style-type: none"> •The green area will be approx. 729.23 sq.mt •A combination of native evergreen trees and ornamental flowering trees, shrubs and palms are planned in the complex.

SIX MONTHLY COMPLIANCE REPORT

Proposed Commercial IT Building at CTS no. 689/A/1-2 Village-
Marol, CTS no.193 (pt) of village Tungwe, Saki Vihar Road,
Powai, Mumbai.

Sr. No	COMPLIANCE	REPLY
		• There will be plantation of about 690 trees in the RG area and about 160 trees in Miyawaki Plantation. Refer Annexure 03 .
9	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	Separate environment management cell/ consultant with qualified staff is formed and implementing the same.
10	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.	EMP cost has been worked out and allocated for all air pollution devices and other facilities.
11	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	The advertisement was published in Marathi and English language local newspaper. In Marathi newspaper & in English newspaper "Free Press Journal" dtd. 03.03.2022. Refer Annexure 04 .
12	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.	We are submitting six monthly reports to Environment Department, Mantralaya & MPCB.
13	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.	We shall comply the same.
14	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.	Condition is noted.

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Proposed Commercial IT Building at CTS no. 689/A/1-2 Village-Marol, CTS no.193 (pt) of village Tungwe, Saki Vihar Road, Powai, Mumbai.

Sr. No	COMPLIANCE	REPLY
	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 ₂ , 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		
1	PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.	Condition is noted and we shall comply the same.
2	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.	We have obtained Consent to Establish from MPCB. Copy is enclosed as Annexure 05 .
3	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.	Environmental Clearance is already obtained. Refer Annexure 06 .
4	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.	Condition is noted and submitted to regional office of MoEF. We are submitting herewith six-monthly reports to environment department, Mantralay & MPCB.
5	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.	Condition is noted and we shall comply the same.
6	No further Expansion or modifications, other than mentioned in the EIA Notification, 2006	Condition is noted.

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*Proposed Commercial IT Building at CTS no. 689/A/1-2 Village-
Marol, CTS no.193 (pt) of village Tungwe, Saki Vihar Road,
Powai, Mumbai.*

Sr. No	COMPLIANCE	REPLY
	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.	
7	This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National board of 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.	As the site is not within the radius as define under the circular number and hence NOC is not applicable.

ANNEXURE

Proposed Commercial IT Building at CTS no. 689/A/1-2

Village- Marol, CTS No.193 (pt) of village Tungwe, Saki

Vihar Road, Powai, Mumbai.

PROJECT PROPONENT

**M/s. Tusshar Infra Developers Pvt. Ltd & M/s. Pantheon Buildcon
Pvt. Ltd.**

Landscape details

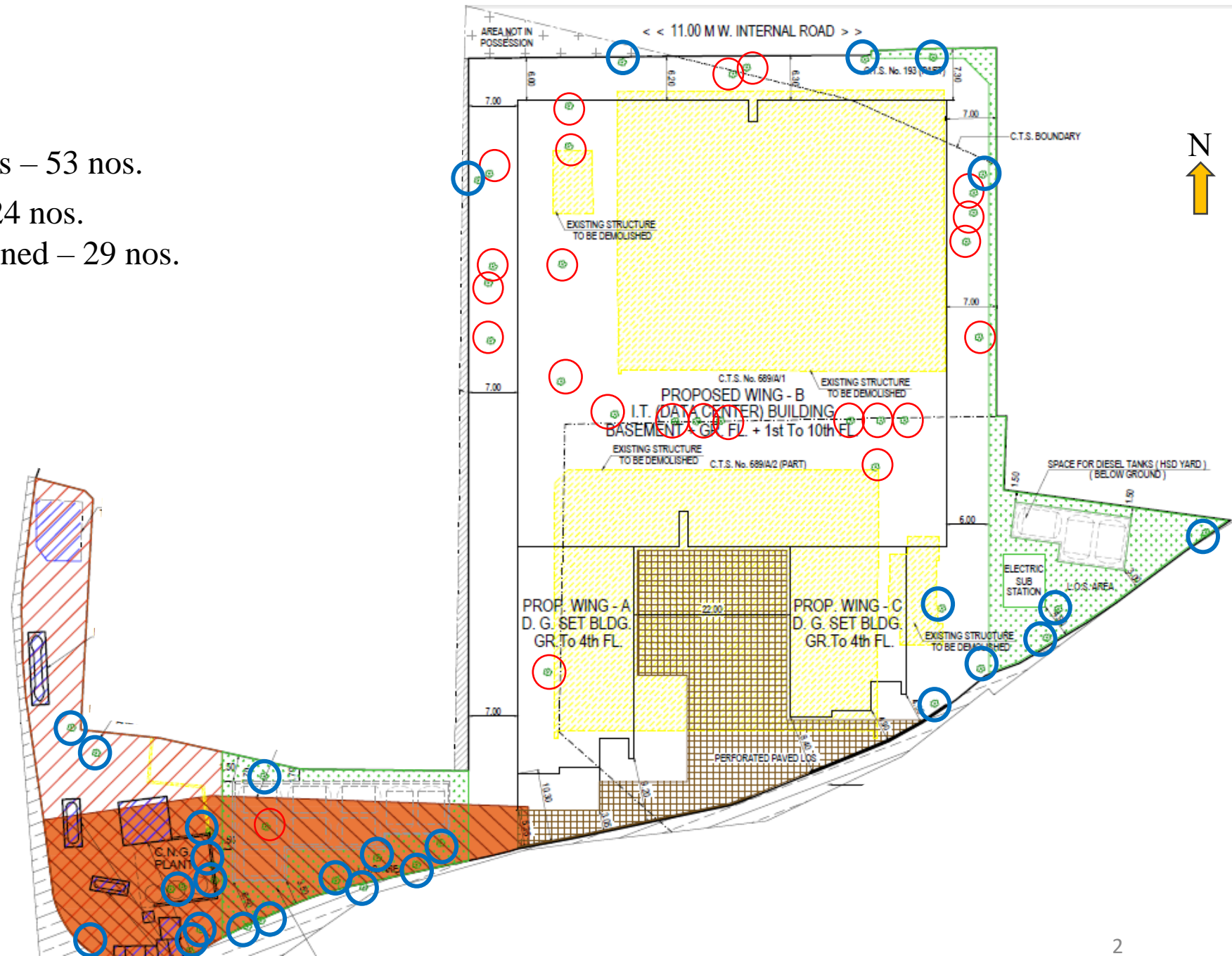
Gross Plot area	11274.00 Sq.m.
RG area (10% Open Space)	2219.45 Sq.m. (Mother earth RG=729.23 sq.m.)
No. of trees to be planted (@ 1 tree/80 m ²)	140 nos.
No. of existing trees	53 nos
No. of tress retained on site	29 nos.
No. of tress to be cut	24 nos.
Compensation to be given	72 nos.
Total no. of trees	212 nos.
<u>Criteria For Species Selection:-</u> <ul style="list-style-type: none">▪ <u>Native trees</u>▪ <u>Medicinal properties</u>▪ <u>Fruit bearing & flowering trees in Open spaces</u>▪ Require Low Maintenance▪ Provide Shade and Create Avenue▪ Act as a Buffer & control Air & Noise Pollution▪ Use of low water demand plants	

Landscape plan

Total no. of Existing trees – 53 nos.

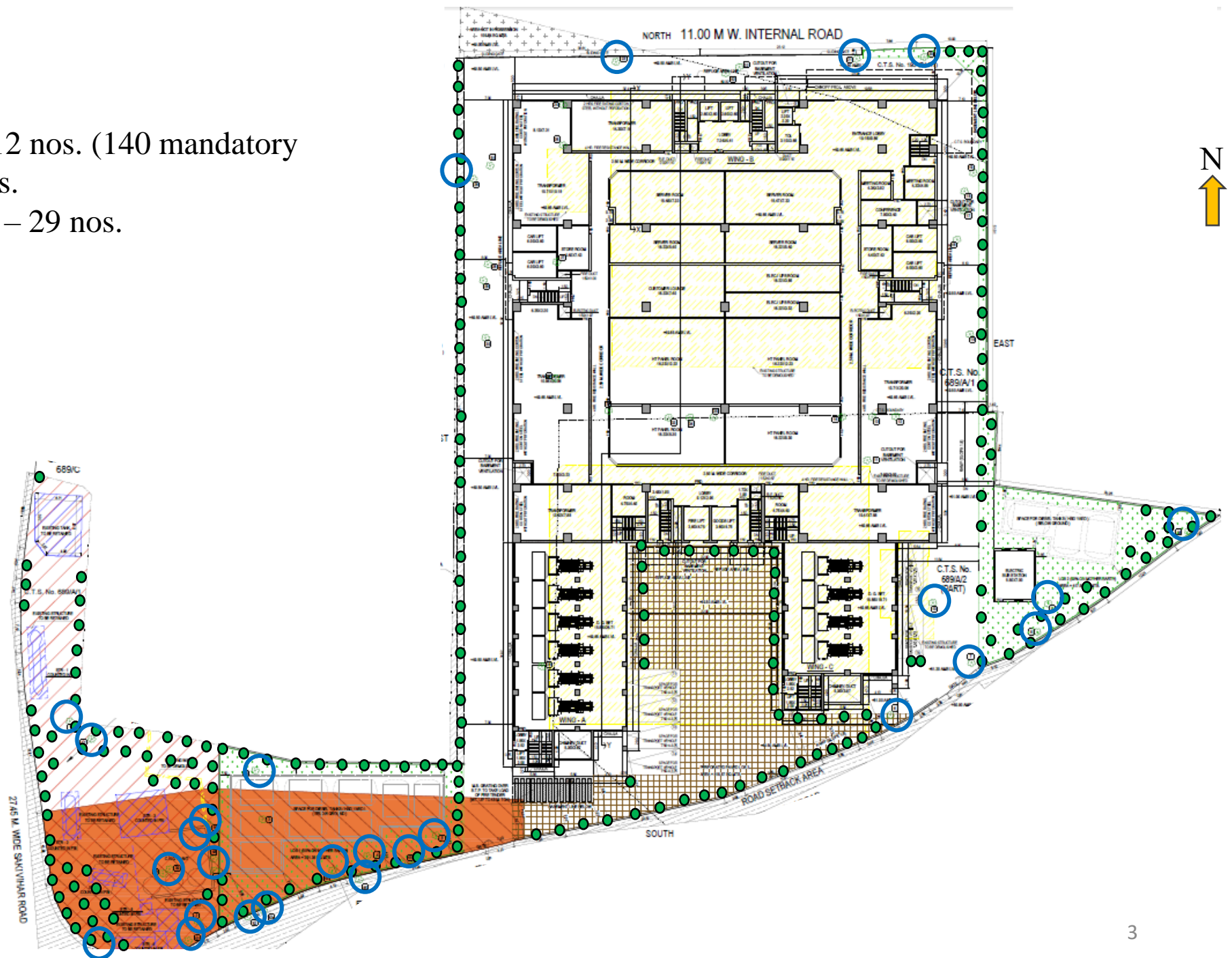
○ Existing tree to be cut - 24 nos.

○ Existing Trees to be retained – 29 nos.



Landscape Plan

- New Trees to be planted – 212 nos. (140 mandatory trees + 72 compensation trees).
- Existing Trees to be retained – 29 nos.



Tree List

SR. NO.	BOTANICAL NAME	COMMON NAME	NUMBER
1	<i>Nyctanthes arbor-tristis</i>	Parijat	30
2	<i>Anthocephallus cadamba</i>	Kadamb	22
3	<i>Mimusops elengi</i>	Bakul	15
4	<i>Manilkara zapota</i>	Chiku	25
5	<i>Azardirachta indica</i>	Neem	26
6	<i>Pongamia pinnata</i>	Karanj	25
7	<i>Phyllanthus emblica</i>	Amla	26
8	<i>Lagerstroemia speciosa</i>	taman	20
9	<i>Saraca asoca</i>	Sita Ashok	23
TOTAL			212

MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
Fax: 24023516
Website: <http://mpcb.gov.in>
Email: cac-cell@mpcb.gov.in



Kalpataru Point, 2nd and
4th floor, Opp. Cine Planet
Cinema, Near Sion Circle,
Sion (E), Mumbai-400022

Infrastructure/ORANGE/L.S.I

No:- Format1.0/CC/UAN No.0000127998/CE/2204001640

Date: 24/04/2022

To,
M/s. SK Data Center Building at 689/A/1-2
Village- Marol, 193 pt of village Tungwe,
Saki Vihar Road, Powai, Mumbai.



Your Service is Our Duty

Sub: Consent to Establish for Proposed Data Center Construction Project.

- Ref:
1. Application submitted by SRO-Mumbai-II
 2. Minutes of 23rd CC meeting dtd-19.03.2022 & 21.03.2022.

Your application NO. MPCB-CONSENT-0000127998

For: grant of Consent to Establish under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order:

1. **Commissioning of the project or Five years whichever is earlier.**
2. **The capital investment of the project is Rs.500 Cr. (As per undertaking submitted by pp).**
3. **The Consent to Establish is valid for Proposed Data Center Construction Project named as M/s. SK Data Center Building at 689/A/1-2 Village- Marol, 193 pt of village Tungwe, Saki Vihar Road, Powai, Mumbai. on Total Plot Area of 11,274.00 Sq.m Sq.Mtrs for construction BUA of 53076.29 Sq.Mtrs including utilities and services.**
4. **Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	4	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

5. **Conditions under Air (P& CP) Act, 1981 for air emissions:**

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1 to S-50	DG Set-3500 KVA (each)	50	As per Schedule -II

6. **Conditions under Solid Waste Rules, 2016:**

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Bio degradable waste	8 Kg/Day	OWC	Use as manure
2	Non Bio degradable waste	73 Kg/Day	Collection	Handed over to local recycler for recycling

7. **Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for treatment and disposal of hazardous waste:**

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1 Used or spent oil	400	Ltr/M	Collection	Sale to authorized reprocessor

8. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
10. The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening.
11. PP shall submit BG to from total sum of Rs. 10.0 Lakhs towards compliance of EC and consent to establish condition. compliance of the same.
12. PP shall obtain Environmental Clearance for proposed construction project. PP shall not take any effective steps towards the expansion without obtaining prior Environmental Clearance from competent Authority.
13. Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of EC and C to E.
14. Project Proponent shall operate the Organic waste digester with composting facility or biodigester with composting facility effectively
15. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
16. The project proponent shall make provision of charging of electric vehicles in atleast 40 % of total available parking area.
17. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.

18. PP shall obtain Environmental Clearance from competent authority for the proposed activity. PP shall not take effective steps towards construction without obtaining Environmental Clearance.
19. Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of EC and C to E.

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	350000.00	MPCB-DR-9465	27/12/2021	RTGS
2	650000.00	MPCB-DR-9463	27/12/2021	RTGS

Copy to:

1. Regional Officer, MPCB, Mumbai and Sub-Regional Officer, MPCB, Mumbai II
 - They are directed to ensure the compliance of the consent conditions.
 - They are directed to obtained the B.G. of Rs.10.0 towards compliance of E.C. and consent conditions
2. Chief Accounts Officer, MPCB, Sion, Mumbai



SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have proposed to provide MBBR Technology based Sewage Treatment Plants (STPs) of combined capacity **5 CMD for treatment of domestic effluent of 4 CMD.**
B] The treated domestic effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and connected to the sewerage system provided by local body.
- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto.
- 3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 4) **The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and as amended, and other provisions as contained in the said act.**

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	12.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

- 5) The Applicant shall provide Specific Water Pollution control system as per the conditions of EP Act, 1986 and rule made there under from time to time.

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

- 1) **As per your application, you have proposed to provide the Air pollution control (APC) system and also proposed to erect following stack (s) and to observe the following fuel pattern-**

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1 to S-50	DG Set	Acoustic Enclosure	10.00	HSD 749 Kg/Hr	1	SO ₂	359.52 Kg/Day

- 2) The applicant shall operate and maintain above mentioned air pollution control system, so as to achieve the level of pollutants to the following standards.

Total Particular matter	Not to exceed	150 mg/Nm ³
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- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).
- 5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**
 - a) The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
 - b) The toilet shall be provided with exhaust system connected to chimney through ducting.
 - c) The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
 - d) The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	10.0 Lakhs	Within 15 Days	Towards compliance of Environmental Clearance and Consent condition	Upto Commissioning of the project	COU or Five Years

** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.
Existing BG obtained for above purpose if any may be extended for period of validity as above.

BG Forfeiture History

Srno.	Consent (C2E/C2O/C2R)	Amount of BG imposed	Submission Period	Purpose of BG	Amount of BG Forfeiture	Reason of BG Forfeiture
NA						

BG Return details

Srno.	Consent (C2E/C2O/C2R)	BG imposed	Purpose of BG	Amount of BG Returned
NA				

SCHEDULE-IV

Conditions during construction phase

A	During construction phase, applicant shall provide temporary sewage and MSW treatment and disposal facility for the staff and worker quarters.
B	During construction phase, the ambient air and noise quality shall be maintained and should be closely monitored through MoEF approved laboratory.
C	Noise should be controlled to ensure that it does not exceed the prescribed standards. During night time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.

General Conditions:

- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011.
- 3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5 Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - f) D.G. Set shall be operated only in case of power failure.

- g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
- h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

This certificate is digitally & electronically signed.





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

To,

The Proprietor
 EKTA KAPOOR AND MRS. SHOBHA KAPOOR
 Krishna 1, Plot 27, NS road, Juhu, JVPD, Mumbai -400049

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/200001/2021 dated 25 Feb 2021. The particulars of the environmental clearance granted to the project are as below.

- | | |
|--|---|
| 1. EC Identification No. | EC22B038MH175172 |
| 2. File No. | SIA/MH/MIS/200001/2021 |
| 3. Project Type | New |
| 4. Category | B2 |
| 5. Project/Activity including Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Proposed Commercial IT Building at CTS no. 689/A/1-2 Village- Marol, CTS no.193 (pt) of village Tungwe, Saki Vihar Road, Powai, Mumbai by Ekta Kapoor and Mrs. Shobha Kapoor. |
| 7. Name of Company/Organization | EKTA KAPOOR AND MRS. SHOBHA KAPOOR |
| 8. Location of Project | Maharashtra |
| 9. TOR Date | N/A |

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

Date: 26/02/2022

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

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

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PARIVESH

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



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/200001/2021
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
Mrs. Ekta Kapoor and
Mrs. Shobha Kapoor.
CTS no. 689/A/1-2 Village- Marol,
CTS no.193 (pt) of village Tungwe,
Saki Vihar Road, Powai, Mumbai.

Subject : Environment Clearance for Proposed Commercial IT Building at CTS no. 689/A/1-2 Village- Marol, CTS no.193 (pt) of village Tungwe, Saki Vihar Road, Powai, Mumbai by Mrs.Ekta Kapoor and Mrs. Shobha Kapoor.

Reference : Application no. SIA/MH/MIS/200001/2021

This has reference to your communication on the above mentioned subject. The proposal was considered by the SEAC-2 in its 151st meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 236th (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		
1	Plot Area	11,274.00 Sq.m.		
2	FSI Area	45,563.04 sq.m		
3	Non-FSI Area	6,215.55sq.m		
4	Proposed Built-up Area (FSI + Non FSI Area)	51,778.59 sq.m		
5	Building Configuration	Building Type	Configuration	Height (Mt)
		1 building	B+ G+10 Floors with 2 nos. of DG set wings of configuration G+4 floors	55.15
6	No of Tenements & Shops	Tenements – NA , Shops - NA		
7	Total Population	Commercial users – 100 nos		
8	Total Water requirement	12 KLD (including Domestic,HVAC make up water, Flushing, Gardening)		
9	Sewage Generation	4 KLD		

10	STP Capacity & Technology	5 KLD (SBR)	
11	STP location	Basement Level	
12	Total Solid waste quantities	Dry Waste	73 Kg/day
		Wet Waste	8 Kg/day
		Total Solid Waste	81 Kg/day
13	RG Area	RG Required: 453.40 sq.mt (on Mother earth) RG Provided: 729.23 sq.mt (on Mother earth)	
14	Power Requirement	During Operation Phase:	
		Details	
		Connected Load	74705 KW
		Demand Load	60358 KW
15	Energy Efficiency	Energy Savings – 8%	
16	DG Set Capacity	DG sets – 3500 KVA (50 nos.) Diesel Tank – 70 KLD (14 nos.)	
17	Parking 4W & 2 W	4 – Wheelers: 276 No's, Transport Vehicle – 06 No's. 2 – Wheelers: --- No's	
18	Rainwater Harvesting Scheme	3 no. of RWH	
19	Project Cost (in Rs.)	Rs. 280 Cr.	
20	EMP Cost	Capital Cost- Rs. 208.15 Lakhs O & M Cost- Rs. 8.98 Lakhs /annum	
21	CER Details with Justification if any.	Not Applicable as per OM dated 30.09.2020	

3. Proposal is a new construction Project. Proposal has been considered by SEIAA in its 236th (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 there under as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to submit updated Form 1.
3. PP to obtain following NOCs:
 - a) Water Supply, b) Solid Waste Management /Construction & Demolition waste management, c) Tree NOC.
4. PP to obtain Petroleum and Explosives Safety Organisation (PESO) licence for storage of HSD from competent authority.
5. PP to provide two-wheeler parking & ensure that minimum 25 % four-wheeler and two-wheeler Parking's should be equipped with electric Charging facilities.
6. PP to increase energy savings from renewable sources up to 5%.

7. PP to declare campus as a plastic free zone (No pet bottles, cutlery). PP to ensure that plastics used in packaging should be recycled.
8. PP to revise existing trees list with age; PP to plant a greater number of native species of trees and accordingly submit revise tree list.

B. SEIAA Conditions-

1. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
3. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
4. SEIAA after deliberation decided to grant EC for — FSI-45563.04 m², Non-FSI-6215.55 m², Total BUA- 51778.59 m². (Plan approval-CC-No. P-6252/2020/(689/A/1AND OTHER)/ L / WARD / MAROL-L/337/1/ NEW, dated 22.01.2022).

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, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

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

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give

immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.

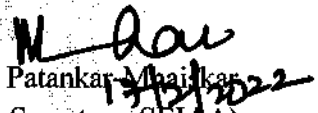
5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.

6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.

8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.

9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


Manisha Patankar
(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, Mumbai Suburban
6. Commissioner, Municipal Corporation of Greater Mumbai.
7. Regional Officer, Maharashtra Pollution Control Board, Mumbai.



