



File No: SIA/MH/INFRA2/480370/2024

Government of India

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



Dated 24/09/2025



To,

Shabbir Ahmed Khan
ITTEHAD BUILDCON
Shop No. 1 and 2, S K Residency, Near Toll Naka Bypass, Kausa, Mumbra. Thane , THANE,
MAHARASHTRA, , 400612
ittehadbuildcon@gmail.com

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

Sir/Madam,

This is in reference to your application for Grant of EC under the provision of the EIA Notification 2006-regarding in respect of project Amendment/Expansion in EC for Residential cum Commercial project on plot bearing S. No. 67/1D of Village Shil, Tal. & Dist. Thane, Maharashtra by M/s. Ittehad Buildcon. submitted to Ministry vide proposal number SIA/MH/INFRA2/480370/2024 dated 10/06/2024.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC24C3801MH5932620N
(ii) File No.	SIA/MH/INFRA2/480370/2024
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction Amendment/Expansion in EC for Residential cum Commercial project on plot bearing S. No. 67/1D of Village Shil, Tal. & Dist. Thane, Maharashtra by M/s. Ittehad Buildcon.
(vii) Name of Project	ITTEHAD BUILDCON THANE, MAHARASHTRA
(viii) Name of Company/Organization	SEIAA
(ix) Location of Project (District, State)	no
(x) Issuing Authority	no
(xi) Applicability of General Conditions	no
(xii) Applicability of Specific Conditions	no

Plot/Survey Khasra Nos.: S. No. 67/1D of Village Shil , Tal. & Dist. Thane , Maharashtra

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A and B) were submitted to the Ministry for an appraisal by the State Environment Impact AssessmentAuthority(SEIAA) Appraisal Committee (SEIAA) in the Ministry under the provision of EIA notification 2006 and its subsequent amendments.
4. The above-mentioned proposal has been considered by State Environment Impact AssessmentAuthority(SEIAA) Appraisal Committee of SEIAA in the meeting held on 03/09/2025. The minutes of the meeting and all the Application and documents submitted [(viz. Form-1 Part A, Part B, Part C EIA, EMP)] are available on PARIVESH portal which can be accessed by scanning the QR Code above.
5. The brief about configuration of plant/equipment, products and byproducts and salient features of the project along with environment settings, as submitted by the Project proponent in Form-1 (Part A, B and C)/EIA & EMP Reports/presented during SEIAA are annexed to this EC as Annexure (1).
6. The SEIAA, in its meeting held on 03/09/2025, based on information & clarifications provided by the project proponent and after detailed deliberations recommended the proposal for grant of EC under the provision of EIA Notification, 2006 and as amended thereof subject to stipulation of specific and general conditions as detailed in Annexure (2).
7. The SEIAA has examined the proposal in accordance with the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and after accepting the recommendations of the State Environment Impact AssessmentAuthority(SEIAA) Appraisal Committee hereby decided to grant EC for instant proposal of M/s. Shabbir Ahmed Khan under the provisions of EIA Notification, 2006 and as amended thereof.
8. The Ministry reserves the right to stipulate additional conditions, if found necessary.
9. The EC to the aforementioned project is under provisions of EIA Notification, 2006. It does not tantamount to approvals/consent/permissions etc. required to be obtained under any other Act/Rule/regulation. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes, as applicable, to the project.
10. This issues with the approval of the Competent Authority.

Annexure 1

Specific EC Conditions for (Building / Construction)

1. Specific Condition

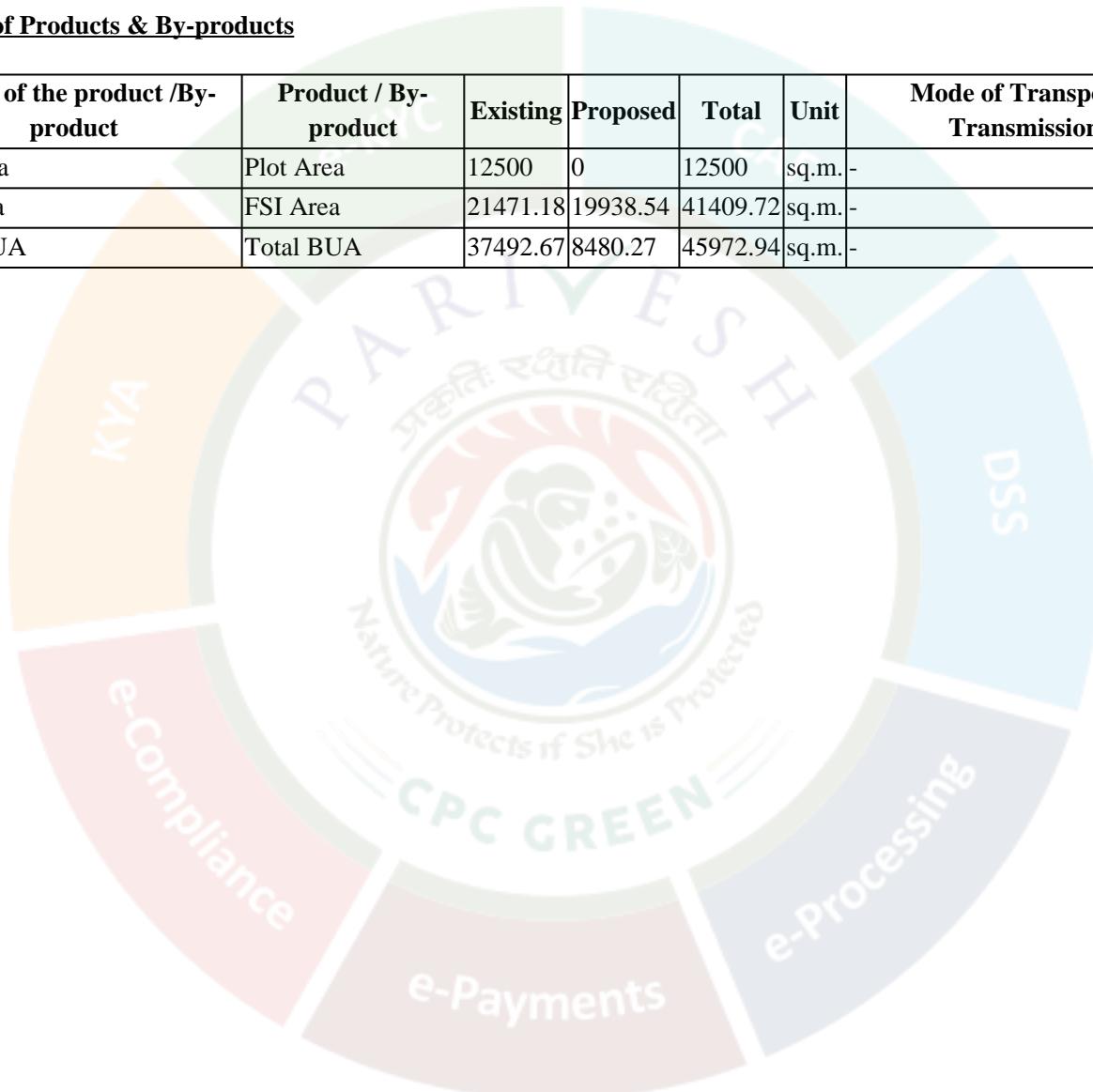
S. No	EC Conditions
1.1	<ol style="list-style-type: none"> 1. PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area as per prevailing Hon'ble Supreme Court Order. 2. PP to obtain following revised NOCs & remarks where ever applicable: (a) Water supply; (b) Sewer connection; (c) SWD NOC; (d) CFO NOC; (e) SWM/C&D NOC; (f) Aviation NOC; (g) HRC NOC (h) Tree NOC. 3. The concern planning authority shall not issue occupation certificate unless PP obtained all necessary NOCs from the competent. 4. PP to ensure to provide 40% area of the proposed STP open to sky specifically all mixing unit and aeration tank must be kept open to sky. 5. PP to provide 25% of e-charging station of the total parking numbers. 6. If PP proposes to appoint a tanker service agency for carrying treated sewage outside the premises for other uses; PP to ensure that, the agency is having valid permission from the competent

S. No	EC Conditions
	<p>authority</p> <p>7. PP to provide minimum 5% Miyawaki garden in the proposed development.</p> <p>8. PP to ensure minimum 5% energy saving from renewable sources and 20% overall energy saving in the project; PP to submit registered power purchase agreement with green energy supplier for utilizing minimum 5% green energy within the project site</p>

Annexure 2

Details of Products & By-products

Name of the product /By-product	Product / By-product	Existing	Proposed	Total	Unit	Mode of Transport / Transmission
Plot Area	Plot Area	12500	0	12500	sq.m.-	
FSI Area	FSI Area	21471.18	19938.54	41409.72	sq.m.-	
Total BUA	Total BUA	37492.67	8480.27	45972.94	sq.m.-	



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/480370/2024
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To

M/s. Ittehad Buildcon,
S. No. 67/1D Of Village Shil,
Tal. & Dist. Thane.

Subject : Environment Clearance for Proposed Amendment/Expansion In EC For Residential Cum Commercial Project On Plot Bearing S. No. 67/1D Of Village Shil, Tal. & Dist. Thane, Maharashtra by M/s. Ittehad Buildcon

Reference : Application no. SIA/MH/INFRA2/480370/2024

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 225th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 304th (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 03rd September, 2025.

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

S. No.	Description	Details	
1	Proposal No.	SIA/MH/INFRA2/480370/2024	
2	Name of Project	Amendment/Expansion in EC for Residential cum Commercial project on plot bearing S. No. 67/1D of Village Shil, Tal. & Dist. Thane, Maharashtra by M/s. Ittehad Buildcon.	
3	Project category	8 (a) Category B2	
4	Type of Institution	Private	
5	Project Proponent	Name Regd. Office address Contact number E-mail	Mr. Shabbir Khan, Partner, M/s. Ittehad Buildcon Shop No. 1 & 2, S K Residency, Near Toll Naka Bypass, Kausa - Mumbra, Thane (W.) – 400612 +91 - 8087004600 ittehadbuildcon@gmail.com
6	Consultant details	Mahabal Enviro Engineers Pvt. Ltd. Accredited by NABET vide No. QCI/NABET/ENV/ACO/24/3115	
7	Applied for	Amendment/Expansion in EC	
8	Location of the project	Plot bearing S. No. 67/1D of Village Shil, Tal. & Dist. Thane, Maharashtra.	

S. No.	Description		Details			
9	Latitude and Longitude		Latitude $19^{\circ} 8'40.05''N$ and Longitude $73^{\circ} 2'36.18''E$			
10	Plot area (sq.m.)		$11,390.60\text{ m}^2$			
11	Deductions (sq.m.)		$1,708.59\text{ m}^2$ (Reduced due to deduction of Amenity Area of $1,708.59\text{ m}^2$)			
12	Net Plot area (sq.m.)		$9,682.01\text{ m}^2$			
13	Ground coverage (m^2) & %		$4,600\text{ m}^2$ (47.50%)			
14	FSI Area (sq.m.)		$41,409.72\text{ m}^2$			
15	Non-FSI (sq.m.)		$4,563.22\text{ m}^2$			
16	Proposed built-up area (FSI + Non FSI) (sq.m.)		$45,972.94\text{ m}^2$			
17	TBUA (m^2) approved by Planning Authority till date		The plan is approved from TMC vide No. TMC/TDD/29/386 dated. 25.04.2024 for Total BUA of $45,972.94\text{ m}^2$.			
18	Earlier EC details with Total Construction area, if any.		We have obtained EC from SEIAA, Maharashtra vide No. SIA/MH/MIS/146120/2020 dated. 31.03.2020 for plot area of $12,900.60\text{ m}^2$ having FSI area of $21,471.18\text{ m}^2$ Total BUA of $37,492.67\text{ m}^2$.			
19	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)		We have obtained EC from SEIAA, Maharashtra vide No. SIA/MH/MIS/146120/2020 dated. 31.03.2020 for plot area of $12,900.60\text{ m}^2$ having FSI area of $21,471.18\text{ m}^2$ Total BUA of $37,492.67\text{ m}^2$. We have started the work on site as per the earlier EC. We have constructed Total BUA of $11,758.47\text{ m}^2$ (FSI Area: $8,925.46\text{ m}^2$) till date.			
20	Previous EC			Proposed Configuration		Reason for Modification / Change
	Bldg. Name	Config.	Height (m)	Bldg. Name	Config.	
	Bldg. 1	Base + Gr/St (Pt.) + 1 st to 19 th Floors	63.75	Bldg. 1	Gr (Comm.) + 1 st to 2 nd (Comm.) + 3 rd to 21 st Resi. Floors	69.90
	Bldg. 2	Base + Gr/St (Pt.) + 1 st to 19 th Floors	63.75	Bldg. 2	Gr (Comm.) + 1 st to 21 st Resi. Floors	68.50

S. No.	Description			Details						
	Bldg. 3	Base + Gr/St (Pt.) + 1 st to 19 th Floors	63.75	Bldg. 3	Gr. (Comm. Pt.)/St. + 1 st Comm. Pt./Resi. Pt. + 2 nd to 21 st Resi. Floors	68.50	Change in planning by removal of basement & addition of commercial component in ground & 1 st floor, vertical expansion is proposed by additional 2 habitable floors. Status: St + 1 st to 8 th floors are constructed.			
	Club House/ Fitness Centre	G + 1 st Floor	8.15	Club House/ Fitness Centre	G + 3 rd Floors	23.50	Vertical expansion is proposed by addition of 2 floors. Status: Ground floor is constructed.			
	-	-	-	Parking Tower	2 Nos. (20 Levels)	45.00	Newly proposed. Status: No work started			
21	No. of Tenements & Shops		Flats: 439 Nos. Commercial area: 4,414.75 m ²							
22	Total Population		2,604 Nos.							
23	Total Water Requirements CMD		296 KLD							
24	Under Ground Tank (UGT) location		Under Ground							
25	Source of water		TMC							
26	STP Capacity & Technology		1 STP of total 300 KLD capacity with MBBR technology							
27	STP Location		Under Ground							
28	Sewage Generation CMD & % of sewage discharge in sewer line		Sewage generation: 275 KLD Disposal in Municipal sewer: 40%							
29	Solid Waste Management during Construction Phase		Type	Quantity (Kg/d)	Treatment / disposal					
	Dry waste	12	Local body							
	Wet waste	18	Local body							
	Construction waste (m ³)	1,250	As per Construction Waste Management Rules 2016							
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)	Treatment / disposal						
		Dry waste	448	Handed over to Local Body						
		Wet waste	672	Mechanical composting machines of 700 kg/d						
		E-Waste (Ton/year)	4	Authorized vendors						
		STP Sludge (dry)	3	STP sludge will be composted						
31	R.G. Area in sq.m.		RG Required (10% of 9,682.01 m ²): 968.20 m ²							

S. No.	Description	Details	
		RG provided on Mother Earth: 973.54 m ²	
		RG provided on Podium: 478.01 m ²	
		Total RG provided: 1,451.55 m ²	
		Existing trees on plot: 2 Nos.	
		Number of trees to be planted: 225 Nos. a) In RG & plot boundary area: 125 Nos. b) In Miyawaki Plantation (with area): 100 Nos. (Area: 50 m ²)	
		Number of trees to be Cut: 2 Nos. Number of trees to be Transplanted/ Retained: Nil Total Trees on plot: 225 Nos. (Including existing + New + Miyawaki)	
32	Power requirement	During Operation Phase:	
		Details:	MSEDCL
		Connected load	4.9 MW
		Demand load	3.3 MW
33	Energy Efficiency	a) Total Energy saving (%): 19% b) Solar energy (%): 10%	
34	D.G. set capacity	650 kVA (2 x 200, 1 x 250)	
35	No. of 4-W & 2-W Parking with 25% EV	4W: 345 Nos., 2W: 325 Nos. (EV charging points: 25%)	
36	No. & capacity of Rain water harvesting tanks /Pits	2 RWH tanks with 80 m ³ total capacity	
37	Project Cost in (Cr.)	Rs. 151.38/- Cr. (Including expansion cost of Rs. 20.9/- Cr.)	
38	EMP Cost	❖ Construction Phase: 62 lakhs/yr ❖ Operation Phase: Capital Cost – 420 lakhs, O&M – 52.5 lakhs/yr (Including DMP cost)	
39	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	Not Applicable (as per MoEF&CC OM F. No. 22-65/2017-IA.III dt. 25.02.2021)	
40	Details of Court Cases/litigations w.r.t the project and project location, if any.	No court case is pending against the project.	

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

S. No	Particulars	Obtained EC from SEIAA, Maharashtra vide No. SIA/MH/MIS/146120/2020 dated. 31.03.2020	Proposed Amendment/ Expansion	Remarks
1	Total Plot Area	12,500.00 m ²	11,390.60 m ²	Reduced due to area not in possession & deduction for road.
2	FSI Area	21,471.18 m ²	41,409.72 m ²²	Increased in FSI & Total BUAs &
3	Non- FSI Area	16,021.49 m ²	4,563.22 m ²	

4	Total BUA	37,492.67 m ²		45,972.94 m ²		decrease in Non FSI areas due to applicability of UDCPR 2020.
5	Building Configuration	Bldg. 1	Base + Gr/St (Pt.) + 1 st to 19 th Floors (Ht.: 63.75 m)	Bldg. 1	Gr (Comm.) + 1 st to 2 nd (Comm.) + 3 rd to 21 st Resi. Floors (Ht.: 69.90 m)	No change in footprint, Removal of basement, addition of commercial component in ground to 2 nd floors & addition of 2 habitable floors. Status: St + 1 st to 8 th floors are constructed.
		Bldg. 2	Base + Gr/St (Pt.) + 1 st to 19 th Floors (Ht.: 63.75 m)	Bldg. 2	Gr (Comm.) + 1 st to 21 st Resi. Floors (Ht.: 68.50 m)	No change in footprint, Removal of basement, addition of commercial component in ground to 2 nd floors & addition of 2 habitable floors. Status: St + 1 st to 5 th floors are constructed.
		Bldg. 3	Base + Gr/St (Pt.) + 1 st to 19 th Floors (Ht.: 63.75 m)	Bldg. 3	Gr. (Comm. Pt.)/St. + 1 st Comm. Pt./Resi. Pt. + 2 nd to 21 st Resi. Floors (Ht.: 68.50 m)	No change in footprint. Removal of basement, addition of part. commercial component in 1 st floor & addition of 2 habitable floors Status: St + 1 st to 8 th floors are constructed.
		Club House/ Fitness Centre	G + 1 st Floor (Ht.: 8.15 m)	Club House/ Fitness Centre	G + 3 rd Floors (Ht.: 23.50)	Vertical expansion is proposed by addition of 2 floors. Status: Ground floor is constructed.
		-	-	Parking Tower	2 Nos. (20 Levels)	Newly proposed. Status: No work started

			(Ht.: 45.00 m)	
6	No. of Flats & Shops	Flats: 397 Nos. Commercial area: 2,681.20 m ²	Flats: 439 Nos. Commercial area: 4,414.75 m ²	Increase in flats & commercial areas
7	Population	1,881 Nos.	2,604 Nos.	Increase due to additional flats & commercial areas
8	Water requirement	262 KLD	296 KLD	
9	Waste water generation	209 KLD	275 KLD	
10	STP Capacity	250 KLD (MBBR)	300 KLD (MBBR)	
		Total: 795 kg/day	Total: 1,121 kg/day	
11	Solid waste generation	Biodegradable: 478 kg/day Mechanical Composting Unit of total 500 kg/d capacity	Biodegradable: 672 kg/day Mechanical Composting Unit of total 700 kg/d capacity	Increase due to increase in population
		Non-Biodegradable: 317 kg/day	Non-Biodegradable: 448 kg/day	
12	Power Requirement	Connected load: 1.2 MW	Connected load: 4.4 MW	Increased due to increase in area, no change in DG capacity
		Demand: 0.9 MW	Demand: 3.3 MW	
13	D.G set	650 kVA (2 x 200, 1 x 250)	650 kVA (2 x 200, 1 x 250)	
		RG required: 2,847.83 m ²	RG required: 968.20 m ²	
14	Green belt development	RG provided on Mother Earth: 2,947.88 m ²	RG provided on Mother Earth: 973.54 m ² RG provided on Podium: 478.01 m ²	Provided as per Norms
15	Parking provided	4-wheeler proposed: 366 Nos. 2-wheeler proposed: 535 Nos.	4-wheeler proposed: 345 Nos. 2-wheeler proposed: 325 Nos.	Provided as per Norms
16	RWH Details	2 RWH tanks with 50 m ³ capacity	2 RWH tanks with 80 m ³ capacity	No change in tanks nos., increase in tank capacity
17	Project cost (Rs.)	130.48/- Cr.	151.38/- Cr.	Increased by Rs. 20.9/- Cr.

3. Proposal is an expansion of existing construction project. PP has obtained earlier EC vide Letter No. SIA/MH/MIS/146120/2020 dated. 31.03.2020 for total BUA of 37,492.67 m². Proposal was considered by SEIAA in its 304th (Day-1) meeting held on 03rd September, 2025 and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions:-

1. PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area as per prevailing Hon'ble Supreme Court Order.
2. PP to obtain following revised NOCs & remarks where ever applicable: (a) Water supply; (b) Sewer connection; (c) SWD NOC; (d) CFO NOC; (e) SWM/C&D NOC; (f) Aviation NOC; (g) HRC NOC (h) Tree NOC.
3. The concern planning authority shall not issue occupation certificate unless PP obtained all necessary NOCs from the competent.
4. PP to ensure to provide 40% area of the proposed STP open to sky specifically all mixing unit and aeration tank must be kept open to sky.
5. PP to provide 25% of e-charging station of the total parking numbers.
6. If PP proposes to appoint a tanker service agency for carrying treated sewage outside the premises for other uses; PP to ensure that, the agency is having valid permission from the competent authority
7. PP to provide minimum 5% Miyawaki garden in the proposed development.
8. PP to ensure minimum 5% energy saving from renewable sources and 20% overall energy saving in the project; PP to submit registered power purchase agreement with green energy supplier for utilizing minimum 5% green energy within the project site.

B. SEIAA Conditions:-

1. PP has provided mandatory RG area of 968.20m² on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. In view of Maharashtra Electric Vehicle Policy, 2025, PP to provide electric vehicle D. C. Charger for 20 % of total parking provided, the number of D. C. Chargers should be worked out as provided in Niti Ayog Handbook of EV charging infrastructure implementation.
5. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA III dt.04.01.2019.
6. SEIAA decided to grant EC for-FSI-41,409.72m², Non FSI- 4,563.13 m², total BUA- 45,972.85m². (Plan approval No-TMC/TDD/29/386 dated 25.04.2024).

General Conditions:

a) Construction Phase :-

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

stipulated standards by CPCB/MPCB.

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

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

B) Operation phase:-

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

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

XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in

XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.

XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

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

that Forestry & Wild life clearance granted to the project which will be considered separately on merit.

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

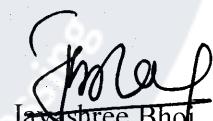
5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.

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

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

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

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



Jayashree Bhoj
(Member Secretary, SEIAA)

Copy to:

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

