



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

To,

The Head, Liaison & Approval
RAYMOND LTD
The Mill, Ground Floor, Jekegram, Pokhran Road no. 1, Thane -400606

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/75763/2022 dated 20 May 2022. The particulars of the environmental clearance granted to the project are as below.

- EC Identification No.** EC22B039MH149237
- File No.** SIA/MH/MIS/75763/2022
- Project Type** Expansion
- Category** B1
- Project/Activity including Schedule No.** 8(b) Townships and Area Development projects.
- Name of Project** Amendment/Expansion in EC for Residential cum commercial project at Plot bearing survey no. 122, 126B1/1, 126B1/2, 126B1/3, 126B1/4, 126B2, 127, 128B, 129/1,3, 131B, 62B3 at village Panchpakhadi, Pokhran Road No.1, Thane (W), Tal. & Dist. Thane, Maharashtra by Raymond Ltd.
- Name of Company/Organization** RAYMOND LTD
- Location of Project** Maharashtra
- TOR Date** 25 Apr 2022

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

Date: 13/09/2022

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

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

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/75763/2022
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Raymond Ltd.,
survey no. 122, 126B1/1, 126B1/2, 126B1/3,
126B1/4, 126B2, 127, 128B, 129/1,3, 131B,
62B3 at village Panchpakhadi, Pokhran Road No.1,
Thane (W), Tal. & Dist. Thane

Subject : Environmental Clearance for proposed Amendment/Expansion in EC for Residential cum commercial project at Plot bearing survey no. 122, 126B1/1, 126B1/2, 126B1/3, 126B1/4, 126B2, 127, 128B, 129/1,3, 131B, 62B3 at village Panchpakhadi, Pokhran Road No.1, Thane (W), Tal. & Dist. Thane by M/s. Raymond Ltd.

Reference : Application no. SIA/MH/MIS/75763/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 181st meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 250th (Day-1) 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	Proposal Number	SIA/MH/MIS/75763/2022	
2	Name of Project	Amendment/Expansion in EC for Residential and Commercial Project on plot bearing survey no. 122, 126B1/1, 126B1/2, 126B1/3, 126B1/4, 126B2, 127, 128B, 129/1,3, 131B, 62B3 at village Panchpakhadi, Pokhran Road No.1, Thane, Maharashtra by Raymond Ltd.	
3	Project category	B Category	
4	Type of Institution	Private Limited	
5	Project Proponent	Name	Mr. Prashant Rathod
		Regd. Office address	Realty Division, Ground Floor, JKFT Building, Pokhran Road No. 1, Jekegram, Thane
		Contact number	022 6152 3705
		E-mail	prashant.rathod@raymond.in
6	Consultant details	Mahabal Enviro Engineers Pvt. Ltd. (NABET ACCREDITATION: QCI/NABET/EIA/ACO/17/00427	

		valid till 23.09.2022)					
7	Applied for	Amendment/Expansion in EC					
8	Location of the project	Plot bearing Survey No. 122, 126B1/1, 126B1/2, 126B1/3, 126B1/4, 126B2, 127, 128B, 129/1, 3, 131B, 62B3 at village Panchpakhadi, Pokhran Road No.1, Ta. & Dist. Thane, Maharashtra.					
9	Latitude and Longitude	Latitude: 19°12'50.32"N and Longitude: 72°58'0.88"E					
10	Plot Area (sq.m.)	79,690.54 m ²					
11	Deductions (sq.m.)	Nil					
12	Net Plot area (sq.m.)	79,690.54 m ²					
13	Ground coverage (m ²) & %	37,043 m ² (46.48%)					
14	FSI Area (sq.m.)	3,23,526.78 m ²					
15	Non-FSI (sq.m.)	2,70,842.65 m ²					
16	Proposed built-up area (FSI + Non FSI) (sq.m.)	5,94,369.43 m ²					
17	TBUA (m ²) approved by Planning Authority till date	5,22,677.68 m ² (The plan is approved from TMC: Plot A - vide No. S04/0161/19 dated. 21/06/2022, Plot B - vide No. S04/0120/18 dated. 30/06/2022 & Plot D - vide No. S04/0016/09 dated. 13/11/2021)					
18	Earlier EC details with Total Construction area, if any.	Obtained EC vide No. SEIAA-EC-0000000376 dated 07.08.2018 and subsequent Amendment/Expansion in EC vide No. EC22B039MH197780 dated. 26.02.2022 for the plot area of 79,690.54 m ² , FSI area of 2,63,255.51 m ² and the total construction area of 5,32,203.69 m ²					
19	Construction completed as per earlier EC (FSI + Non FSI) (sq. m.)	The construction work is started as per EC received. As on date, we have constructed 2,29,642.89 m ² on site (FSI: 1,42,883.97 m ²)					
20	Bldg. Name	Confg.	Height (m)	Bldg. Name	Confg.	Height (m)	Reason for Modification / Change
	Plot A			Plot A			
	Wing A to E	G+ 1 st to 42 nd Upper Floors	136.35	Wing A to E	G+ 1 st to 42 nd Upper Floors	136.35	No change
	Wing F	G+ 1 st to 48 th Upper Floors	157.35	Wing F	G+ 1 st to 51 st Upper Floors + 1 service floor	166.65	Addition of 3 habitable floors & 1 Service floor
Wing G	G+ 1 st to 47 th Upper Floors	154.25	Wing G	G+ 1 st to 51 st Upper Floors + 1 service	166.65	Addition of 4 habitable floors & 1 Service floor	

					floor		
Wing H & J	G+ 1 st to 42 nd Upper Floors	136.35 (H) 132.10 (J)	Wing H & J	G+ 1 st to 42 nd Upper Floors	136.35 (H) 132.10 (J)	No change	
Wing K	G+ 1 st to 42 nd Upper Floors	132.10	Wing K	G+ 1 st to 42 nd Upper Floors	132.10	No change	
Retail Building	B + G+ 1 st Floor	8.9	Retail Building	B + G+ 1 st Floor	8.9	No change	
MLCP	2B + G+ 9P	30.0	MLCP	2B + G+ 9P	30.0	No change	
Club House	G + 1 floor	8.0	Club House	G + 1 floor	8.0	No change	
Plot B				Plot B			
Wing A	2B + G + 8 P + St / Podium top+ 1 st (Clubhouse upper level) +2 nd to 27 th +Service Floor +28 th to 31 st + 32 nd Amenity Floor +33 rd to 50 th Floor	192.65	Wing A	2B + G + 6 P + St / Podium top+ 1 st floor + 2 nd to 51 st floor + 1 service floor	192.90	Removal of 2 podiums, Addition of 1 habitable floor	
Wing B	2B + G + 8 P + Stilt/Podium top +1 st (Clubhouse upper level)+ 2 nd Floor	36.60	Wing B	2B + G + 6 P + St / Podium top+ 1 st floor + 2 nd to 51 st floor + 1 service floor	192.90	Removal of 2 podiums, addition of 49 habitable floors and 1 service floor	
Office Bldg.	-	-	Office Bldg.	1B+ S + 3 floors	15.00	Newly proposed	
Plot D				Plot D			
EWS Tower	G+ 1 st to	67.15	EWS Tower	G+ 1 st	67.15	No change	

		22 nd Upper Floors			to 22 nd Upper Floors		
21	No. of Tenements & Shops		Flats: 3,992 Nos; 110 shops & Office: 3 Nos.				
22	Total Population		20,480 Nos.				
23	Total Water Requirements CMD		2,718 KLD				
24	Under Ground Tank (UGT) location		Underground				
25	Source of water		TMC				
26	STP Capacity & Technology		7 STP's of total capacity 2,635 KLD with MBBR technology				
27	STP Location		Below ground				
28	Sewage Generation CMD & % of sewage discharge in sewer line		Sewage Generation: 2,523 KLD, % Discharge in Municipal sewer line: 43%				
29	Solid Waste Management during Construction Phase		Type	Quantity (Kg/d)	Treatment / disposal		
			Dry waste	40 kg/day	Handed over to local body		
			Wet waste	60 kg/day	Handed over to local body		
		Construction waste	11,650 m ³	Will be handled as per Construction Waste Rule, 2016			
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed		Dry waste	4,026 kg/d	Handed over to local body		
			Wet waste	6,038 kg/d	6 Mechanical Composting Units of total 6,400 kg/day capacity		
			E-Waste	35 Tons/year	Handed over to Authorized recycler		
			STP Sludge (dry)	25 KLD	STP sludge will be composted		
31	RG Area in Sq. m.		RG required: 19,922.64 m ² (25%)				
			RG provided on Mother earth: 20,690.70 m ²				
			Paved RG provided on Ground: Nil				
			RG provided on Podium: 10,026.98 m ²				
			Total RG provided: 30,717.68 m ²				
			Existing trees on plot: 641 Nos.				
			Number of trees to be planted: 3,325 Nos. a) In RG area: 1,785 Nos. b) In Miyawaki Plantation (with area): 1,540 Nos. (area: 220 m ²)				
			Number of trees already cut: 54 Nos.				
			Number of trees transplanted on site: 484 Nos.				
Number of trees retained: 143 Nos.							
Total Nos. of trees on plot: 3,952 Nos. (Including New							

		+ Existing retained/transplanted)	
32	Power Requirements	During Operation Phase:	
		Details/Source	MSEDCL
		Connected load	39.4 MW
		Demand Load	26.9 MW
33	Energy Efficiency	a) Total Energy saving (%): 20.8% b) Solar energy (%): 7.8% (Solar Hot water panels: 900 Nos. + Solar PV: 75 kW)	
34	D.G. set capacity	Total 5,130 kVA (3 x 1,000, 2 x 750, 1 x 380, 1 x 250)	
35	No. of 4-W & 2-W Parking with 25% EV	4-W: 4,753 (EV charging Points: 1,185 Nos.) 2-W: 8,003 (EV charging Points: 1,965 Nos.)	
36	No. & capacity of Rain water harvesting tanks /Pits	4 Rainwater Harvesting Tank of 925 KL capacity	
37	Project Cost in (Cr.)	Rs. 2,536 Cr. (Including expansion cost wrt earlier EC Rs. 926 Crs)	
38	EMP Cost	Capital Cost: 4,505 Lakh, O & M Cost: 431.5 Lakh/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 statement showing project details approved as per earlier EC and proposed project details as given below:

Sr. No.	Description	As per earlier EC vide letter dtd. 26.02.2022	Proposed Amendment/ Expansion	Remarks
1	Plot area	79,690.54 m ²	79,690.54 m ²	No Change
2	FSI area	2,63,255.51 m ²	3,23,526.78 m ²	Increased as per full potential UDCPR 2020.
3	Non FSI area	2,68,948.18 m ²	2,70,842.65 m ²	Reduced due to change in planning (2 Podiums have reduced in Plot B)
4	Total Construction area	5,32,203.69 m ²	5,94,369.43 m ²	Increased as per UDCPR 2020.
5	No. of Buildings	Plot A: 10 Residential Buildings, 1MLCP building and 1 Retail building & 1 club house	Plot A: 10 Residential Buildings, 1MLCP building and 1 Retail building & 1 club house	Residential bldgs.: no change in footprints, only vertical expansion is proposed. Retail Bldg.: No change MLCP: No change Club house: No

				change
		Plot B: 2 Residential Buildings	Plot B: 2 Residential Buildings & 1 Office Bldg.	No change in Residential Bldg. configuration only vertical expansion is proposed. One new office Bldg. is proposed.
		Plot D: 1 EWS building	Plot D: 1 EWS building	No change
6	No. of Tenements/ commercial area	Flats: 3,679 Nos; 110 shops	Flats: 3,992 Nos; 110 shops & Office: 3 Nos.	Increased
7	Commercial area	3464 m ²	4880.02 (3464 + 1416.02) m ²	One new office Bldg. is proposed in plot B
8	Total Population	18,379	20,480	Increased due to increase in flats and commercial area
9	Total water Requirement	2,442 KLD	2,718 KLD	Increased
10	Sewage generation	2,266 KLD	2,523 KLD	Increased
11	STP Capacity	STP of total capacity 2,425 KLD with MBBR technology	STP of total capacity 2,635 KLD with MBBR technology	Increased due to increase in population
12	Total Solid Waste	9,031 kg/Day (Biodegradable waste: 5,418)	10,034 kg/Day (Biodegradable waste: 6020)	Increased due to increase in population
13	Parking 4W & 2W	4W: 4,746 Nos.; 2W: 7,807 Nos.	4W: 4,753 Nos.; 2W: 8,003 Nos.	Provided as per Norms
14	RG Required & Provided	RG required: 19,922.64 m ² RG provided: 30,717.47 m ²	RG required: 19,922.65 m ² RG provided: 30,717.68 m ²	No change
15	Power Requirement	Connected load: 30 MW	Connected load: 39.6 MW	Increased due to increase in area
16	D.G. Set capacity	5,150 kVA (1 x 250, 1 x 400, 4 x 500, 2 x 750, 1 x 1000)	5,130 kVA (3 x 1000, 2 x 750, 1 x 380, 1 x 250)	Minor reduced
17	RWH tank capacity	Total capacity: 905 KL	Total capacity: 925 KL	Minor increased

18	Project Cost	Rs. 1,610 Cr.	Rs. 2,536 Cr	Increased by Rs. 926 Cr
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BUILDING DETAILS	AS PER EARLIER EC VIDE LETTER DTD. 26.02.2022	PROPOSED AMENDMENT/ EXPANSION	REMARKS AND STATUS ON SITE
Plot - A			
Residential Buildings (1 to 10)	Wing A to E: G+ 1 st to 42 nd Upper Floors	Wing A to E: G+ 1 st to 42 nd Upper Floors	No change Status: Wing A to D – completed Wing E – completed up to 39 th floor
	Wing F: G+ 1 st to 48 th Upper Floors	Wing F: G+ 1 st to 51 st Upper Floors + 1 service floor	Addition of 3 habitable floors and service floor, Status: 3 rd floor in progress
	Wing G: G+ 1 st to 47 th Upper Floors Wing H & J: G+ 1 st to 42 nd Upper Floors	Wing G: G+ 1 st to 51 st Upper Floors + 1 service floors Wing H & J: G+ 1 st to 42 nd Upper Floors	Wing G: Addition of 4 habitable floors and service floor, Status: 3 rd floor in progress Wing H: No change Status: completed up to 34 th floor Wing J: No change; Status: completed up to 39 th floor
	Wing K: G + 1 st to 42 nd Upper Floors	Wing K: G + 1 st to 42 nd Upper Floors	No change Status: completed up to 41 st floor
Retail Building (1)	B + G+ 1 st Floor	B + G+ 1 st Floor	No change Status: Foundation in progress
MLCP	2B + G+ 9P	2B + G+ 9P	No change Status: Part Excavation, part foundation in progress
Club House	G + 1 floor	G + 1 floor	No change Status: Not started
Plot - B			
Residential Building (1)	Wing A: 2B + G + 8 P + St / Podium top+ 1 st +2 nd to 27 th +Service Floor +28 th to 31 st +32 nd Amenity Floor +33 rd to	Wing A: 2B + G + 6 P + St / Podium top+ 1 st floor + 2 nd to 51 st floor + 1 service floor	Wing A: Reduced 2 podium, Addition of 1 habitable floor Clubhouse is at podium top & 1st floor Status: part ground floor completed

BUILDING DETAILS	AS PER EARLIER EC VIDE LETTER DTD. 26.02.2022	PROPOSED AMENDMENT/ EXPANSION	REMARKS AND STATUS ON SITE
	50 th Floor		
	Wing B: 2B + G + 8 P + Stilt/Podium top +1 st (Clubhouse upper level)+ 2 nd Floor	Wing B: 2B + G + 6 P + St / Podium top+ 1 st floor + 2 nd to 51 st floor + 1 service floor	Wing B: Reduced 2 podium Clubhouse is at podium top & 1 st floor Wing B is proposed to full height, earlier we had restricted because of sanction plan. Status: foundation in progress
Office Bldg.	-	1B+ S + 3 floors	Newly proposed; Status: No work started
Plot - D			
EWS Tower (1)	G+ 1 st to 22 nd Upper Floors	G+ 1 st to 22 nd Upper Floors	No change in footprint Status: plinth work completed

3. Proposal is an expansion of existing construction project. PP has received earlier EC vide No. SEIAA-EC-0000000376 dated 07.08.2018 and obtained subsequent Amendment/Expansion in EC vide No. EC22B039MH197780 dated. 26.02.2022 for the plot area of 79,690.54 Sq.Mtrs. , FSI area of 2,63,255.51 Sq. Mtrs and the total construction area of 5,32,203.69 Sq. Mtrs. Proposal has been considered by SEIAA in its 250th (Day-1) 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 as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to obtain following NOCs/remarks as per amended plan:
a) Water Supply; b) Sewer Connection; c) SWD remarks; d) CFO NOC; e) Nalla remark; f) Tree NOC.
3. PP to submit certified six-monthly compliance report of earlier EC from Regional Office, MOEF&CC, Nagpur.
4. PP to submit Architect certificate mentioning building wise, configuration wise, FSI and NON-FSI area wise construction done on site as per earlier EC.
5. PP to obtain permission from planning authority for widening/training of nalla & construction of RCC retaining wall across the nalla.

6. PP to relocate parking proposed over Under Ground Water tanks.
7. PP to maintain 6 Mtr distance between STP & OWC area.
8. PP to ensure that 25% of 2-wheeler and 4-wheeler parking are equipped with electric charging facility.
9. PP to reduce discharge of treated water up to 35%; PP to submit undertaking from concerned authority/agency/third party regarding use of excess treated water.
10. PP to submit retrieval time analysis required for 100% evacuation at the time of disaster/emergency.

B. SEIAA Conditions-

1. This EC is restricted for building no F & G up to 163.55 m height as per CFON NOC.
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. 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.
5. SEIAA after deliberation decided to grant EC for – FSI – 3,23,526.78 m², Non FSI- 2,70,842.65 m², Total BUA- 5,94,369.43 m². (Plan approval No.TMC/TDD/29/2113, dated. 25.07.2022.)

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 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-Mhaskar
(Member Secretary, SEIAA) 11/9/2022

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.

