



**File No: SIA/MH/INFRA2/472191/2024**  
**Government of India**  
**Ministry of Environment, Forest and Climate Change**  
**(Issued by the State Environment Impact Assessment**  
**Authority(SEIAA), MAHARASHTRA)**

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Dated: 19/11/2025



To,

Mr. Mohammed Aahil Hilal Merchant  
CRESCENT SHELTERS  
909, 9th, Floor, The Avenue, International Airport Road, Opp. Thee Leela, Marol Andheri East,  
Mumbai-400059, Andheri East, MUMBAI SUBURBAN, MAHARASHTRA, Opp the Leela, 400059  
aahil@crescentconstructions.co.in

**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 in Environment Clearance for Proposed commercial layout on Plot bearing CTS. Nos 4152, 4153, 4316, 4351, 4352, 4354 to 4360, 4404, 4405, 4406, 4452, 4453 at village- Mira, Tal. & Dist.- Thane. By M/s. Crescent Shelters submitted to Ministry vide proposal number SIA/MH/INFRA2/472191/2024 dated 22/05/2024.

2. The particulars of the proposal are as below:

(i) EC Identification No.	EC24C3802MH5231642N
(ii) File No.	SIA/MH/INFRA2/472191/2024
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction Amendment in Environment Clearance for Proposed commercial layout on Plot bearing CTS.
(vii) Name of Project	Nos 4152, 4153, 4316, 4351, 4352, 4354 to 4360, 4404, 4405, 4406, 4452, 4453 at village- Mira, Tal. & Dist.- Thane. By M/s. Crescent Shelters
(viii) Name of Company/Organization	CRESCENT SHELTERS
(ix) Location of Project (District, State)	THANE, MAHARASHTRA
(x) Issuing Authority	SEIAA
(xi) Applicability of General Conditions	no
(xii) Applicability of Specific Conditions	no

**Plot/Survey Khasra Nos.:** Plot bearing CTS. Nos 4152 , 4153 , 4316 , 4351 , 4352 , 4354 to 4360 , 4404 , 4405 , 4406 , 4452 , 4453 at village- Mira , Tal. & Dist.- Thane.

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

**Annexure 1**

**Specific EC Conditions for (Building / Construction)**

**1. Specific Condition**

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

S. No	EC Conditions	
	4.	PP to carry out two row plantations towards highway side.
	5.	PP to shift OWC from STP and relocate at other area.
	6.	PP to make the area as single use plastic free area.
	7.	PP to complete tree plantation within the site during construction phase.
	8.	PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.

## Annexure 2

### Details of Products & By-products

Name of the product /By-product	Product / By-product	Existing	Proposed	Total	Unit	Mode of Transport / Transmission
Total Construction Area	Total Construction Area	71431.95	13891.48	85323.43	sqm	NA
FSI Area	FSI Area	55709.65	8480.27	64189.92	sqm	NA
Non FSI Area	Non FSI Area	15722.3	5411.21	21133.51	sqm	NA

**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY**

No. SIA/MH/INFRA2/472191/2024  
Environment & Climate  
Change Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.

To  
Mr. Mohammed Aahil Hilal Merchant  
M/s. Crescent Shelters  
909, 9th Floor, The Avenue,  
International Airport Road,  
Marol, Andheri East,  
Mumbai 400059

**Subject** : Environmental clearance for Proposed commercial layout on Plot bearing CTS. Nos 4152, 4153, 4316, 4351, 4352, 4354 to 4360, 4404, 4405, 4406, 4452, 4453 at village- Mira, Tal. & Dist.- Thane. By M/s. Crescent Shelters

**Reference** : Application no. SIA/MH/INFRA2/472191/2024

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-II in its 247<sup>th</sup> meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 308<sup>th</sup> (Day-3) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 9<sup>th</sup> October, 2025.

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

Sr. No	Description	Details
1	Whether the project falls within 5km of any protected area notified under Wildlife (Protection) Act, 1972, Critically Polluted Areas and Severely Polluted Areas as identified by the CPCB, ecosensitive areas notified under Section 3(2) of Environment (Protection) Act, 1896 as per Hon'ble National Green Tribunal order dated 9th August 2024	Yes
2	Proposal Number	SIA/MH/INFRA2/472191/2024



3	Name of Project			Amendment in Environment Clearance for Proposed commercial layout on Plot bearing CTS. Nos 4152, 4153, 4316, 4351, 4352, 4354 to 4360, 4404, 4405, 4406, 4452, 4453 at village- Mira, Tal. & Dist.- Thane. By M/s. Crescent Shelters			
4	Project category			8(a), B2			
5	Type of Institution			Private			
6	Project Proponent			Name	Mr. Mohammed Aahil Hilal Merchant		
				Regd. Office address	M/s. Crescent Shelters 909, 9th Floor, The Avenue, International Airport Road, Marol, Andheri East, Mumbai 400059		
				Contact number	9004493906		
				e-mail	<a href="mailto:aahil@crescentconstructions.co.in">aahil@crescentconstructions.co.in</a>		
7				Name: M/s. Enviro Analysts & Engineers Pvt. Ltd. NABET Accreditation No: NABET/EIA/2427/RA 0355 Validity: 19.06.2027			
8	Applied for			Amendment & Expansion			
9	Location of the project			Plot bearing CTS. Nos 4152, 4153, 4316, 4351, 4352, 4354 to 4360, 4404, 4405, 4406, 4452, 4453 at village- Mira, Tal. & Dist.- Thane.			
10	Latitude and Longitude			Latitude: 19°15'45.96"N; Longitude: 72°52'20.65"E			
11	Plot Area (Sq.m.)			8,922.49			
12	Deductions (Sq.m.)			1,292.40			
13	Net Plot area (Sq.m.)			7,630.09			
14	Ground coverage (m <sup>2</sup> ) & %			3500 (45 %)			
15	FSI Area (Sq.m.)			64,189.92			
16	Non-FSI (Sq.m.)			21,133.51			
17	Proposed built-up area (FSI + Non-FSI) (Sq.m.)			85,323.43			
18	TBUA (m2) approved by Planning Authority till date.			FSI Area: 64,189.92 sqm., Non-FSI Area: 21,133.51 sqm. TCA: 85,323.43 sqm.			
19	Earlier EC details with Total Construction area, if any.			EC file No. SIA/MH/INFRA2/441658/2023 dtd. 02.02.2024, FSI Area- 55,709.65 sqm. Non FSI Area- 15,722.30 sqm. & TCA 71,431.95 sqm.			
20	Construction completed as per earlier EC (FSI + Non FSI) (Sq.m.)			24,604.25 SQM.			
21	Previous EC / Existing Building			Proposed Configuration		Reason for Modification / Change	
	Building Name	Configuration	Height	Building Name	Configuration	Height	

			(m)			(m)	
	Building 1	Basement 1 + Gr. (pt.)/Stilt + 1st Floor shop + 2nd to 5th Podium + 6th to 22 + Recreational Floor	89.95	Commercial Building 1	Basement + Ground + 1st + 2nd to 5th. Podium + 6th to 23rd Floor + 24th Recreational Floor	93.35	Proposed vertical expansion by increase in 1 upper floor. Construction as per EC is in progress.
	Residential Building 2	Basement + Stilt + Recreational Floor + 2nd to 32nd floors	108.10	Commercial Building 2	Basement + Ground + 1st to 5th Podium + 6th to 27th Floor + 28th Recreational Floor	105.30	Change in Building plan (Earlier Building proposed was for residential use, is now change for commercial use. Construction work not started.
22	No. of Tenements & Shops			<ul style="list-style-type: none"> <li>Shops: 04 Nos.</li> <li>Offices 1147 Nos.</li> </ul>			
23	Total Population			7443 Nos.			
24	Total Water Requirements CMD			<ul style="list-style-type: none"> <li>310 KLD</li> <li>Domestic 167KLD, Flushing 137 KLD, Landscape 6 KLD</li> </ul>			
25	Under Ground Tank (UGT) location			Basement			
26	Source of water			MBMC			
27	STP Capacity & Technology			<ul style="list-style-type: none"> <li>Total 220 KLD MBBR Technology;</li> <li>STP Area: 150 sqm. 65 sqm area open to sky. (43%)</li> </ul>			
28	STP Location			Basement			
29	Sewage Generation CMD & % of sewage discharge in the sewer line			Sewage Generated: 279 KLD; Treated Sewage water: 251 KLD Excess Treated water to Municipal Drain: 108KLD (35%);			
30	Solid Waste Management during Construction Phase			Type	Quantity (Kg/day)	Treatment / disposal	
				Dry waste	30 kg/day	Will be handed over to a recycler	



		Wet waste	20 kg/day	Handed over to Municipal waste collector	
		Construction waste	Top soil	1145 Cum	Will reuse for landscaping
			Existing Structure to be Demolition	13300 0 Cum	The management of the excavated quantity of building no 1 is already done by disposing quantity at Vasai location. The management of 13300 cum will be done as per SWM as that will be obtained in due course..
			Excavation Debris quantity	36432 Cum	To be handed over to local recyclers
			Empty cement bags	36432 Nos.	To be handed over to local recyclers
			Steel	6 MT	To be handed over to local recyclers
			Aggregates	24 MT	To be used as a layer for internal roads and building boundary wall.
			Broken Tiles	1518 Sq.m	Waste tiles to be used as china mosaic for terraces.
			Empty Paint Cans(20L )	911 nos	To be handed over to recycler
31	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/Day)	Treatment / disposal	
		Wet waste	567 Kg/Day	Composting by OWC - manure produced will be used at a site for landscaping,	

				2no of OWC of 250 & 500 KG/Day is proposed.
		Dry waste	1141 Kg/Day	Will be handed over to a recycler
		E-Waste	6 ton/year	Will be collected and sent to MPCB authorized recyclers.
		STP Sludge (dry)	14 Kg/Day	Dry sewage sludge will be used as manure for gardening.
32	R.G. Area in sq.m.	RG required – 763 sq.m (10%)		
		Total RG provided on Mother Earth –793.91 sq.m		
		Existing trees on the plot: 24 Nos		
		Number of trees to be cut: 20 nos		
		Number of trees to be transplanted: 04 nos.		
		Number of trees to be retained: 00 nos.		
		Trees to be planted as per Age in lieu of cut: 240		
		The number of trees to be planted: In RG area: 335 nos.		
		Miyawaki Area:40 sqm. Number of trees to be planted in Miyawaki:120 Trees + 40 shrubs		
		<b>Total trees on plot after development:459nos.</b> (335 Proposed Trees + 4 transplanted Trees + 120 Miyawaki) + 40 shrubs		
33	Power requirement	During Operation Phase:		
		Details	ADANI	
		Connected load (kW)	11668 KW	
		Demand load (kW)	5250 KW	
34	Energy Efficiency	a) Total Energy saving (%): 20 % b) Solar energy (%): 5 %,		
35	D.G. set capacity	500 kVA *2		
36	No. of 4-W & 2-W Parking with 25% EV	4W:770 Nos. and 2W: 2673 Nos. (EV charging points: 25% @ 192 Nos.of 4W & 668 Nos. of 2W)		
37	No. & capacity of Rainwater harvesting tanks /Pits	2 RWH tank of 2 days holding capacity of total 196 cum.		
38	Project Cost in (Cr.)	Rs. 425 Cr.		
39	EMP Cost	<b>Construction Phase:</b> • Capital cost: Rs. 47 Lakhs, Recurring cost: Rs. 61 Lakhs/Year • Operation Phase: Rs.902.78 Lakhs, O & M. cost: Rs.71.06 Lakhs/Year		
40	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	It will be as per the OM dated 30th September 2020.		



41	Details of Court Cases/litigations w.r.t the project and project location, if any.	NA
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The comparative statement of earlier EC and proposed amendment/ expansion as given by PP is as below,

Sr. No.	Project Details	Unit	Details		
			As per EC Received SIA/MH/INFRA2/441658/2023 dtd. 02.02.2024	For proposed Amendment	Remarks
1	Plot area	Sq.m.	8,922.49	8,922.49	No change
2	Net Plot area	Sq.m.	7,630.09	7,630.09	No change
3	FSI area	Sq.m.	55,709.65	64189.92	There is increase in FSI by 8,480.27sq. m. by availing and computation of FSI Area as per the provisions of UDCPR
4	Non FSI area	Sq.m.	15,722.30	21133.51	There is increase in Non-FSI by 5,411.21 sq. m. due to propose expansion & change in Building plan which include additional Podium for Parking.
5	Total Built up area (Construction area)	Sq.m.	71,431.95	85323.43	There is increase in TCA by 13,891.48 sq. m. due to propose expansion & change in Building plan
6	Ground-coverage Area	Sq.m. %	3,240 42%	3500.38 45%	Change in type of users
7	Project Cost	Rs.	350 Cr.	425 Cr.	Increase in construction Area

					& Change in type of Users
8	Building Configuration				
	Buildings	Wings	As per EC Received	For proposed Amendment	Remarks
	Building 1	-	Basement 1 + Gr. (pt.)/Stilt + 1st Floor shop + 2nd to 5th Podium + 6th to 22 + Recreational Floor	Basement + Ground + 1st + 2nd to 5th Podium + 6th to 23rd Floor + 24th Recreational Floor	Proposed vertical expansion by increase in 1 upper floor. Construction as per EC is in progress.
	Building 2	Wing (A & B	Basement + Stilt + Recreational Floor + 2nd to 32nd floors;	Basement + Ground + 1st to 5th Podium + 6th to 27th Floor + 28th Recreational Floor	Change in Building plan (Earlier Building proposed was for residential use, is now change for commercial use Construction work not started.
10	Number of tenants and shops				
	Residential Tenements	Nos	482	00	Residential building has been
	Commercial	Nos	Shops: 09 Offices: 387	Shops: 04 Offices: 1147	Increase in commercial units due to proposed amendment & expansion
11	No. of expected Residents				
	Residential	Nos	2196	00	Increase in Population due to propose expansion
	Commercial	Nos	3264	7443	
	Total	Nos	5460	7443	
12	Height of the building				
	Building 1	m.	89.95	93.35	Increase in building height by 3.4 m

	Building 2	m.	108.10	105.30	Decrease in building height by 2.8 m. (Change in building layout)
13	Total water requirement	KLD	403	310	Total water requirement decreased by 93 KLD
14	Wastewater generation	KLD	360	279	Total Wastewater generation decreased by 81 KLD
15	STP capacity	KLD	390	310	Decrease in STP capacity by 80 KLD
16	Total Solid waste generation	Kg/Day	1673	1708	Total Solid waste generation increased by 35 KG/Day
17	No. of Parking				
	4 Wheelers	Nos.	634	770	As per revised planning, parking accommodated by providing podium in the proposed building
	2 Wheelers	Nos.	569	2673	
18	Green Belt Development				
	Prop. Total R.G.	Sq.m.	793.91	793.91	No change in R.G. area
19	Power Requirement				
	Connected Load	Kw	95971	11668	Revised as per MSEDCL & commercial Norms
	Maximum Demand	Kw	3446	5250	
	D.G. sets	KVA	1 X 400 KVA, 1 x 500 KVA	2 X 500 KVA	
20	Cost for EMP				



	Capital	Rs. In Lacs	377 Lakhs	902.78Lakhs	Increase in EMP cost due to proposed amendment c& Expansion
	O & M	Rs. In Lacs	35.03 Lakhs	71.06 Lakhs	

3. PP has obtained first EC vide Letter No. SIA/MH/INFRA2//2023441658 dated. 02.02.2024 for total BUA of 71,431.95 m<sup>2</sup>. Proposal has been considered by SEIAA in its 308<sup>th</sup> (Day-3) meeting held on 9<sup>th</sup> October, 2025 and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

**Specific Conditions:**

**SEAC Conditions-**

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

**SEIAA Conditions-**

1. PP has provided mandatory RG area of 763.00 m<sup>2</sup> on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. In view of the fact that the building height is exceeding 90m as per UDCPR regulation No.13.6 incorporated vide Notification dated 10.10.2024, provision of fire break water tank and fire tower be made in the building.
3. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
4. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
5. In view of Maharashtra Electric Vehicle Policy, 2025, PP to provide electric vehicle D. C. Charger for 20 % of total parking provided, the number of D. C. Chargers should be worked out as provided in Niti Ayog Handbook of EV charging infrastructure implementation.

6. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA III dt.04.01.2019.
7. SEIAA decided to grant EC for FSI-64189.92m<sup>2</sup>, Non FSI- 21133.51 m<sup>2</sup>, total BUA-85323.43m<sup>2</sup>. (Plan approval No. MB/ MNP/ NR/ 02/2024-2024 dated 01.04.2024).

**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](http://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, SO<sub>2</sub>, NO<sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

**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, 1<sup>st</sup> 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 (IAS)  
(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 (TMC).
7. Regional Officer, Maharashtra Pollution Control Board, Thane.

