

ENVIRONMENTAL
CLEARANCE



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

To,

The Head- Projects

NESCO LIMITED

NESCO CENTER, WESTERN EXPRESS HIGHWAY, GOREGAON EAST
-400063

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/INFRA2/404315/2022 dated 27 Oct 2022. The particulars of the
environmental clearance granted to the project are as below.

- | | |
|---|---|
| 1. EC Identification No. | EC23B039MH115238 |
| 2. File No. | SIA/MH/INFRA2/404315/2022 |
| 3. Project Type | Expansion |
| 4. Category | B |
| 5. Project/Activity including
Schedule No. | 8(b) Townships and Area Development
projects. |
| 6. Name of Project | Proposed Expansion in the Development
of Exhibition cum Convention Centre,
Hotel and IT Park at Plot. No 223A/1A,
223/1, 225, 239A, 240, 241, 241/1 to 6,
242B, 243A and 248A, Goregaon (East),
Mumbai-400063 by M/s. Nesco Ltd. |
| 7. Name of Company/Organization | NESCO LIMITED |
| 8. Location of Project | MAHARASHTRA |
| 9. TOR Date | N/A |

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

Date: 21/07/2023

(e-signed)
Pravin C. Darade , I.A.S.
Member Secretary
SEIAA - (MAHARASHTRA)

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

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PARIVESH

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



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/404315/2022
Environment & Climate Change
Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To

M/s. Nesco Ltd.,
Plot. No 223A/1A, 223/1, 225, 239A,
240, 241, 241/1 to 6, 242B, 243A and 248A,
Goregaon (East), Mumbai.

Subject : Environment Clearance for Proposed Expansion in the Development of Exhibition cum Convention Centre, Hotel and IT Park at Plot. No 223A/1A, 223/1, 225, 239A, 240, 241, 241/1 to 6, 242B, 243A and 248A, Goregaon (East), Mumbai by M/s. Nesco Ltd.

Reference : Application no. SIA/MH/INFRA2/404315/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 203rd meeting under screening category 8 (ab B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 261st (Day-4) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 16.06.2023.

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

Sr. No.	Description	Details	
1	Proposal Number	SIA/MH/INFRA2/404315/2022	
2	Name of Project	Proposed Expansion in the Development of Exhibition Cum Convention Centre, Hotel and It Park at Plot. No 223a/1a, 223/1, 225, 239a, 240, 241, 241/1 To 6, 242b, 243a and 248a, Goregaon (East), Mumbai-400063, Proposed By M/s. NESCO LTD.	
3	Project category	8(b), B1	
4	Type of Institution	Private	
5	Project Proponent	Name	Mr. Chaniyil Krishnan Sasidharan Nair
		Regd. Office address	NESCO Centre, Western Express Highway, Goregaon East.
		Contact number	9321619733
		e-mail	approvals@nesco.in
6	Consultant	Name M/s. Enviro Analysts & Engineers Pvt. Ltd. NABET Accreditation No: NABET/EIA/2124/SA0206 Validity: 18.06.2024	

7	Applied for	Brownfield Project					
8	Location of the project	Plot. No 223A/1A, 223/1, 225, 239A, 240, 241, 241/1 to 6, 242B, 243A and 248A, Goregaon (East)					
9	Latitude and Longitude	Latitude - 19° 9'3.54"N Longitude - 72°51'19.29"E					
10	Plot Area (Sq.m.)	2,48,354.42 Sq.m					
11	Deductions (Sq.m.)	14509.47 Sq.m					
12	Net Plot area (Sq.m.)	2,33,844.95 Sq.m					
13	Ground coverage (m ²) & %	1,33,704.76 sq. m.					
14	FSI Area (Sq.m.)	13,52,021.41 Sq.m					
15	Non-FSI (Sq.m.)	8,86,481.84 Sq.m					
16	Proposed built-up area (FSI + Non-FSI) (Sq.m.)	22,38,503.25 Sq.m					
17	TBUA (m ²) approved by Planning Authority to date.	4,12,571.89 Sq. m.					
18	Earlier EC details with Total Construction area, if any.	▪ EC Vide Letter No. SEAC-2212/CR.18/TC-II Dtd. 13.10.2015 ▪ EC Vide Letter No. SEIAA-EC-0000002208 Dtd: 21.03.2020 Approved built-up area: TCA-2,23,409.03 sq.m. (FSI- 1,35,727.77 sqm, NoN- FSI Area- 87681.26 sq. m)					
19	Construction completed as per earlier EC (FSI + Non-FSI) (Sq.m.)	Total construction area – 2,21,509.24 sq.m (only IT 3 & IT 4 constructed) out of EC approved Area of 2,23,409.03 sq.m					
20	Previous EC / Existing Building			Proposed Configuration			Reason for Modification / Change
	Buildin g Name	Configurat ion	Heig ht (m)	Building Name	Configuration	Heig ht (m)	
	Exhibiti on cum conventi on center:	3 basements + Ground Floor + 3 Upper Floor	67.50	--	--	--	Deleted
	Exhibiti on cum conventi on centre & support services	3 basements + Ground Floor + 1 Upper Floors	43.50	--	--	-	Deleted

IT Building 01	3 basements + Ground Floor + 3 Podium+ 13 Upper Floors	67.50	IT Building 1A IT Building 1B IT Building 1C	IT Building 1A: 4B + St. + Gr (Pt). + 1st to 27th Floors IT Building 1B: 4B + St. + Gr (Pt). + 1st to 27th Floors. IT Building 1C: 4B + St. + Gr (Pt). + 1st to 22nd Floors.	--	Planning changed
IT Building 02	3 basements + Ground Floor + 3 Podium+ 13 Upper Floors	69.50	IT Building 2	IT Building 2: 5B + Gr./St. + 2P + 3 F&B + 4 to 28 Upper Floors (4TH to 13TH floor IT & 14 to 28-part IT/part Hotel) height: 119.95 m.	119.95	Planning changed
IT Building 03	Ground Floor + 2 Podium + 11 Upper Floors	53.60	IT Building 3	St/Gr. + 1st & 2nd Parking floors + 3rd to 13th floors- height: 53.60m.	53.60	No change; Completed & OC received
IT Building 04	3 basements + Ground Floor + 3 Podium+ 16 Upper Floors	69.50	IT Building 4	Wing A, B & C comprising of 3 level Basements + Ground floor + part Mezzanine floor + 1st to 3rd Podium floors + 4th to 16th upper floors. height: 68.70 m.	68.70	No change; Completed & OC received
Support Service building	1 basement + Ground Floor + 2 Upper Floors	23.50	--	-	-	Deleted
Support Service building :	1 basement + Ground Floor + 2 Upper Floors	23.50	--	--		Deleted
			Hall No 8	1B + Gr. + 1st pt. AHU level (pt) height: 17.95	17.95	Newly proposed

				Exhibition Cum Convention Centre	3 level Basement + Ground + 15th + 16th Part upper floor.		Future Planning
				Proposed Hotel Wing A	Stilt + 10th upper + 11th (part) upper floor.		Future Planning
				Hotel wing B	Stilt + 10th upper + 11th (part) upper floor		Future Planning
				Hotel wing C	Stilt + 10th upper + 11th (part) upper floor.		Future Planning
				Hall 8 future expansion.	Basement + Ground + 2 nd part floor		Future Planning
21	No. of Tenements & Shops			This is an IT, ITES & Exhibition Centre			
22	Total Population			- IT2: 26317 nos. - IT3: 5353 nos. - IT4: 11500 nos. - Hall 8: 13200 nos. - Total: 56370 nos.			
23	Total Water Requirements CMD			2724 KLD			
24	Under Ground Tank (UGT) location			Manhole 1.2 m. below ground (Basement 1 & 2)			
25	Source of water			MCGM			
26	STP Capacity & Technology			Total capacity: 2280 KLD (IT2: 1360 KLD, IT3: 300 KLD, IT4: 520 KLD, Hall 8: 110 KLD)			
27	STP Location			IT 2: Basement 1 & 2 Hall 8: Basement 1 IT 3: Below Ground IT 4: Basement 2			
28	Sewage Generation CMD & % of sewage discharge in the sewer line			2247 KLD &, No sewage discharge to sewer line, ZLD proposed			
29	Solid Waste Management during Construction Phase			Type	Quantity (Kg/D)	Treatment / Disposal	
				Dry waste	70 kg/day	Will be handed over to a recycler	

		Wet waste	105kg/day		Handed over to Municipal waste collector
		Construction waste	Topsoil	37253.16 Cum	Being used for landscaping
			Debris / Excavation.	272500 Cum	Approximately 10% Quantity (27250 cum) used for plot levelling & internal road development and for remaining will be obtained subsequently time to time.
			Empty cement bags	1208588 Nos.	To be handed over to local recyclers
			Steel	201T	To be handed over to local recyclers
			Aggregates	806 T	To be used as a layer for internal roads and building boundary walls.
			Broken Tiles	30357sqm	Waste tiles to be used as china mosaics for terraces.
			Empty Paint Cans (20 liter/can)	30215nos	To be sold to a recycler.
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)		Treatment / disposal
		Dry waste	9865 kg/day		Will be handed over to a recycler
		Wet waste	4228kg/day		Composting by OWC - manure

				produced will be used at a site for landscaping, 4 OWCs of total Capacity – 500, 100, 100, 250 Kg/day.										
		E-Waste	56370 kg/yr	Will be collected and sent to MPCB-authorized recyclers.										
		STP Sludge (dry)	101 kg/day	Dry sewage sludge will be treated as per Hazardous waste management rules.										
31	R.G. Area in sq.m.	<table><tr><td colspan="2">RG required – 32959.24 sq.m (15 %)</td></tr><tr><td colspan="2">RG provided on Mother earth – 14046.88 sq. m.</td></tr><tr><td colspan="2">Paved R.G. – 6677.4 sq.m</td></tr><tr><td colspan="2">Podium RG – 13396.7 sq. m.</td></tr><tr><td colspan="2">Total – 34120.98 sq.m</td></tr></table> Existing trees on the plot: 1513 The number of trees to be planted: a) In RG area: 1000 nos. b) In Miyawaki Plantation (with the area); 3000 nos, (1000 sq.m) Number of trees cut: 126 Nos. Number of trees transplanted: 00 Number of trees to be retained: 1387 Total Nos. of trees on site: 5387 nos.			RG required – 32959.24 sq.m (15 %)		RG provided on Mother earth – 14046.88 sq. m.		Paved R.G. – 6677.4 sq.m		Podium RG – 13396.7 sq. m.		Total – 34120.98 sq.m	
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32	Power requirement	During Operation Phase: <table><tr><td>Details</td><td>Adani/ Tata</td></tr><tr><td>Connected load (kW)</td><td>45403 KW</td></tr><tr><td>Demand load (kW)</td><td>30551 KW</td></tr></table>			Details	Adani/ Tata	Connected load (kW)	45403 KW	Demand load (kW)	30551 KW				
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33	Energy Efficiency	a) Total Energy saving IT 2 (%): 17.5 % b) Total Energy saving HALL 8 (%): 17 % Renewable energy will be used for entire project												
34	D.G. set capacity	17 x 2000 KVA & 1 x 1600 KVA												
35	No. of 4-W & 2-W Parking with 25% EV	Total Nos. 5112 (IT2: 3474 Nos.; Hall 8: 513 Nos.; IT 3: 454 & IT4: 671) 2 W: 125 Nos.												

36	No. & capacity of Rainwater harvesting tanks /Pits	800 KLD RWH tank & rainwater trenches of 10 m & 26 m. depth are provided																																							
37	Project Cost in (Cr.)	Rs. 2187 Cr																																							
38	EMP Cost	Emp Cost- Construction Phase Setting Up Cost <table> <tr> <th>Parameter</th><th>Description & Criteria</th><th>Cost/annum (Rs. In Lakh)</th></tr> <tr> <td>Water for dust suppression</td><td>During the construction phase, water will be required for sprinkling for suppression of dust and for construction purpose. (Including capex)</td><td>100</td></tr> <tr> <td>Air & Noise Monitoring</td><td>Ambient air, drinking water, noise and soil testing on monthly basis.</td><td>1.50</td></tr> <tr> <td>Soil erosion control</td><td>Cleaning and maintaining the site.</td><td>1.00</td></tr> <tr> <td>Water Monitoring</td><td>Ambient air, drinking water, noise and soil testing on monthly basis.</td><td>2.00</td></tr> <tr> <td>6 monthly Environment compliance</td><td>Status report of every 6 month to MPCB, RO Nagpur</td><td>1.50</td></tr> <tr> <td>Site Sanitation</td><td>Toilet facility provided to the labors</td><td>7.00</td></tr> <tr> <td>Gardening Set up</td><td>Landscape development during construction phase. Phase wise</td><td>10.00</td></tr> <tr> <td>Disinfection – Pest Control</td><td>Cleaning and maintaining the site.</td><td>3.00</td></tr> <tr> <td>First aid facilities</td><td>Maintaining the first aid box available at site.</td><td>3.00</td></tr> <tr> <td>Health Check Up</td><td>Six monthly health checkup and doctor visit as per requirement</td><td>5.00</td></tr> <tr> <td>Training and awareness</td><td>Monthly awareness program for firefighting and safety measures.</td><td>1.50</td></tr> <tr> <td>Site barricading for Air and</td><td>3 m – 4 m height of noise barriers</td><td>10.00</td></tr> </table>	Parameter	Description & Criteria	Cost/annum (Rs. In Lakh)	Water for dust suppression	During the construction phase, water will be required for sprinkling for suppression of dust and for construction purpose. (Including capex)	100	Air & Noise Monitoring	Ambient air, drinking water, noise and soil testing on monthly basis.	1.50	Soil erosion control	Cleaning and maintaining the site.	1.00	Water Monitoring	Ambient air, drinking water, noise and soil testing on monthly basis.	2.00	6 monthly Environment compliance	Status report of every 6 month to MPCB, RO Nagpur	1.50	Site Sanitation	Toilet facility provided to the labors	7.00	Gardening Set up	Landscape development during construction phase. Phase wise	10.00	Disinfection – Pest Control	Cleaning and maintaining the site.	3.00	First aid facilities	Maintaining the first aid box available at site.	3.00	Health Check Up	Six monthly health checkup and doctor visit as per requirement	5.00	Training and awareness	Monthly awareness program for firefighting and safety measures.	1.50	Site barricading for Air and	3 m – 4 m height of noise barriers	10.00
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7	DMP		2745.00
	Total		3715
Operation Phase- O & M Cost			
Sr no	Method Adopted	Description & Criteria	O. & M cost Rs in Lakhs
1	Rain water harvesting	Construction of Tanks and filter units	2.00
2	SWM	OWC installation, maintenance and handling of biodegradable garbage, segregation of waste	15.00
3	STP.	MBBR installation, maintenance and handling including LFD (Aerators, Dual plumbing system, Sensors based fixtures, sensor-based urinals such as magic eye sensor or Waterless urinals, Auto control valves, Pressure reducing device)	38.5
4	Energy System	including Solar PV on terrace, LED, VFD, Electrical charging points, High Reflective materials, CO2 sensors, highly efficient pumps & motors etc	20.00
5	Landscaping	Tree plantation and landscape area development + Miyawaki	20.00
6	Basement air cleaning	Air Cleaning Unit with Filters, TCO + SCR	8.7
7	DMP		131.97
	Total		236.17

39	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.
40	Details of Court Cases/litigations w.r.t the project and project location if any.	NA

The comparative statement showing project details as per earlier EC and proposed project details is as below:

Sr. No.	Description	Project Details			Remarks
		As per EC dtd. 13.10.2015	Amendment in EC Dtd. 21.03.2020	Proposed Expansion	
1	Total Plot Area in sq.m	248354.40	248354.40	2,48,354.42	No change
2	FSI Area in sq.m	Scrutinized: 5,01,342.41 Restricted: 87,639.32	1,35,727.77	13,52021.41	Increased due to DCPR 2034
3	Non FSI Area in sq.m	Scrutinized: 3,26,189.8 Restricted: 57,207.33	87,681.26	8,86,481.84	
4	Total Construction Area in sq.m	Scrutinized: 8,27,532.21 Restricted: 1,44,846.65	2,23,409.03	22,38,503.25	
5	Population in Nos	Exhibition cum Convention Centre: Staff approx. 8,655 + visitors approx. 19,615 IT Park: multiple tenants' users approx. 27,794 Total: 56064	Exhibition cum Convention Centre: Staff approx. 8,655 + visitors approx. 19,615 IT Park: multiple tenants' users approx. 27,794 Total: 56064	• IT2: 26317 • IT3: 5353 • IT4: 11500 • Hall 8: 13200 • Total: 56370	The population is calculated for IT2,3,4 and hall 8. Population load will be increase.
6	Building Configurations	• Exhibition cum convention Centre: 3	• Exhibition cum convention	• IT Building 1A: 4B +	• No change in IT3 & IT4. Constructed

		basements + Ground Floor + 3 Upper Floor • Exhibition cum convention Centre & support services: 3 basements + Ground Floor + 1 Upper Floors • IT Building: 3 basements + Ground Floor + 3 Podium+ 13 Upper Floors • IT Building: 3 basements + Ground Floor + 3 Podium+ 13 Upper Floors • IT Building: Ground Floor + 2 Podium + 11 Upper Floors • IT Building: 3 basements + Ground Floor + 3 Podium+ 13 Upper Floors • Support Service building: 1 basement + Ground Floor + 2 Upper Floors • Support Service building: 1 basement + Ground Floor + 2 Upper Floors	center: 3 basements + Ground Floor + 3 Upper Floor • Exhibition cum convention center & support services: 3 basements + Ground Floor + 1 Upper Floors • IT Building 01: 3 basements + Ground Floor + 3 Podium+ 13 Upper Floors • IT Building 02: 3 basements + Ground Floor + 3 Podium+ 13 Upper Floors • IT Building 03: Ground Floor + 2 Podium + 11 Upper Floors • IT Building 04: 3 basements	• IT Building 3: St/Gr. + 1st & 2nd Parking floors + 3rd to 13th floors- height: 53.60m. • IT Building 4: Wing A, B & C comprising of 3 level Basements + Ground floor + part Mezzanine floor + 1st to 3rd Podium floors + 4th to 16th upper floors. height: 68.70 m. • IT Building 2: 5B + Gr./St. + 2P + 3 F&B + 4 to 28 Upper Floors (4TH to 13TH floor IT & 14 to 28- part	St. + Gr (Pt). + 1st to 27th Floors • IT Building 1B: 4B + St. + Gr (Pt). + 1st to 27th Floors. IT Building 1C: 4B + St. + Gr (Pt). + 1st to 22nd Floors. • Exhibition Cum Convention Centre: 3 level Basement + Ground + 15th + 16th Part upper floor. • Proposed Hotel Wing A: Stilt + 10th upper + 11th (part) upper floor. • Hotel wing B: Stilt + 10th upper + 11th (part) upper floor • Hotel wing C: Stilt + 10th upper + 11th (part)	and OC received. • All other buildings are newly proposed
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			+ Ground Floor + 3 Podium+ 16 Upper Floors • Support Service building: 1 basement + Ground Floor + 2 Upper Floors • Support Service building: 1 basement + Ground Floor + 2 Upper Floors	IT/part Hotel) height: 119.95 m. • Hall No 8: 1B + Gr. + 1st pt. AHU level (pt) height: 17.95	upper floor. • Hall 8 future expansion. Basement + Ground + 2nd part floor	
7	Total Water Requirement	2620 CMD	2620 CMD	2724 CMD		Increase in total water requirement by 104 CMD
8	Waste Water	1803 CMD	1 803 CMD	2247 CMD		Increase in Waste water by 444 CMD
9	Capacity Of STP	1840 CMD	1840 CMD	Total capacity:2280 KLD (IT2: 1360 KLD, IT3: 300 KLD, IT4: 520 KLD, Hall 8: 100 KLD)		Total STP capacity increased by 440 CMD
10	Total Solid Waste	11320.8 kg/ day	11320.8 kg/ day	14,092.5 kg/ day		Total Solid Waste increased by 2771.7 kg/day
11	Energy	Maximum demand: 26147 KW Connected load: 34,862 KW	Maximum demand: 26147 KW Connected load: 34,862 KW	Maximum Demand: 30551 KW Connected Load: 45403 KW		Increase in energy requirements
12	Parking Details	11,491	11,491	Total Nos. 5112 (IT2: 3474 Nos.; Hall 8: 513 Nos.; IT 3: 454 & IT4: 671) 2 W: 125 Nos		Parking provided as per requirement
13	Landscape Details	13,625.93 sqm	13,625.93 sqm	34,120.98 sqm		RG Area increased by 20495.05 sqm.

3. The proposal has been considered by SEIAA in its 261st (Day-4) meeting held on 16.06.2023 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 planning:
a) Water Supply; b) Sewer connection; c) SWD remarks/NOC; d) CFO NOC; e) Tree NOC; f) SWM/C& D NOC for Hall-8; g) MMRCL NOC.
3. PP to submit revise layout of all STPs showing capacity, area provided, 40% open to sky area; PP to redesign STP of Hall -8 providing one day storage capacity to the collection tank.
4. PP to submit architect certificate that % of RG area provided on mother earth & podium is as per prevailing orders.
5. PP to carry out detail hydro geological & contour survey including surrounding areas; PP to provide road alignment and storm water design in consonance with Brimstowad plan of the area. PP to provide /compare Brimstowad map and submit accordingly.
6. PP to submit revise plan to reduce retrieval time for evacuation of both vehicles and human population in case of disaster.
7. PP to explore to provide building wise entry/exists on the side roads of the project to avoid congestion of the traffic on the main road.
8. PP to convert minimum 10% of total RG area in to Miyawaki plantation & include the cost of same in EMP; PP to revise tree list including trees to be planted in Miyawaki planation.

B. SEIAA Conditions-

1. PP has provided mandatory RG area of 32,995.94 m² on ground. Local planning authority to ensure the compliance of the same.
2. This EC is restricted up to 60 m height only as per Civil Aviation NOC.
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. 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 after deliberation decided to grant EC for – FSI- 1,58,081.98 m², Non FSI- 1,02,133.79 m², Total BUA- 2,60,215.77 m². (Plan approval No-P-3667/2019/(223A/IA And Other)/P/S Ward/GOREGAON-P/S/337/1/Amend dated 04.07.2023) (Restricted as per approval)

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.

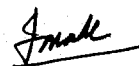
5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.

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.



Pravin Darade
(Member Secretary, SEIAA)

Copy to:

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

