



File No: SIA/MH/INFRA2/502913/2025

Government of India

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



Date 27/03/2026



To,

Prasad Dhattrak
KAPSTONE CONSTRUCTIONS PVT LTD
702, Natraj, M V road Junction, Western Express highway, Andheri East. , MUMBAI SUBURBAN,
MAHARASHTRA, , 400601
prasaddhattrak@rustomjee.com

Subject: Grant of prior Environmental Clearance (EC) to the proposed project under the provision of the EIA Notification 2006 -regarding.

Sir/Madam,

This is in reference to your application submitted to SEIAA vide proposal number SIA/MH/INFRA2/502913/2025 dated 26/08/2025 for grant of prior Environmental Clearance (EC) to the proposed project under the provision of the EIA Notification 2006 and as amended thereof.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC25B3812MH5174618N
(ii) File No.	SIA/MH/INFRA2/502913/2025
(iii) Clearance Type	Fresh EC
(iv) Category	B1
(v) Project/Activity Included Schedule No.	8(b) Townships/ Area Development Projects / Rehabilitation Centres
(vii) Name of Project	Proposed Expansion in Environmental Clearance and CRZ Clearance for Residential & Commercial project "Rustomjee Urbania" at Majiwade, Thane (w), Maharashtra by M/s. Kapstone Construction Pvt. Ltd.
(viii) Name of Company/Organization	KAPSTONE CONSTRUCTIONS PVT LTD
(ix) Location of Project (District, State)	THANE, MAHARASHTRA
(x) Issuing Authority	SEIAA
(xi) Applicability of General Conditions as per EIA Notification, 2006	No

Plot/Survey Khasra Nos.: Survey No. 12/1/1 , 12/1/2 , 12/2 , 12/3/1 , 12/3/2 , 12/4/1 , 12/4/2 , 12/4/3 13/1/1 , 13/1/2 ,

13/1/3 , 13/2/1 , 13/2/2 , 13/2/3 , 13/3/1 , 13/3/2 , 14/D , E , F , G , 15/1/A , 15/1/B , 15/1/C , 15/1/D , 15/2/A , 15/2/B , 15/2/C , 15/3/A , 15/3/B , 15/3/C , 15/3/D , 15/3/E , 15/4/A , 15/4/B , 15/4/C , 15/5/A , 15/5/B , 15/5/C , 16/2/B , 16/2/C , 16/3 , 16/4 , 16/5 , 16/6 , 17/3/A , 17/3/B , 17/3/C/1 , 17/3/C/2 , 17/4/B , 17/4/C/1 , 17/4/C/2 , 17/5 , 17/6/A , 18/3/A , 18/4/A , 18/6/B , 19/1/A , 19/2/1/A , 19/2/1/B , 19/2/1/C , 19/3/1/A , 19/3/1/B , 19/3/1/C , 19/4/1/A , 19/4/1/B , 19/4/1/C , 19/5/1/A , 19/5/1/B , 19/5/1/C , 20/1/1 , 20/1/2 , 20/2/1 , 20/2/2 , 20/3/1 , 20/3/2 , 20/3/3 , 20/3/4 , 20/3/5 , 20/3/6 , 20/4/1 , 20/4/2 , 21/1 , 30/2 , 30/3 , 30/5/B , 30/6/B , 30/7 35/1/A , 35/1/B/1 , 35/1/B/2 , 35/2/A , 35/2/B/1 , 35/2/B/2 , 35/3/1 , 35/3/2 , 35/4/1 , 35/4/2 , 35/5/A , 35/5/B/1 , 35/5/B/2 , 35/6 , 35/7 , 35/8 , 36/1/A , 36/1/B , 36/2 , 36/3 , 36/4 , 36/5 , 36/6 , 36/7 , 37/1/A , 37/1/B , 37/1/C , 37/2/A , 37/2/B , 37/3/A , 37/3/B , 37/3/C , 37/3/D , 37/4/A , 37/4/B , 37/5/A , 37/5/B , 37/6 , 53/2-3 , 54/1 , 54/2 , 54/3 , 54/4 , 55/1 , 55/2 , 55/3 , 55/4 , 55/5 , 84/1 , 84/2 , 84/3 , 327/1 , 327/2/A , 327/2/B , 327/2/C , 327/2/D , 327/2/E , 327/2/F , 327/2/G , 327/2/H , 327/2/J , 327/4 , 328/1 , 328/2 , 328/3/A , 328/3/B , 328/3/C , 328/3/D , 328/3/F , 328/3/F , 328/3/G , 328/3/H , 328/3/J , 329/1 , 329/2 , 329/3 , 329/4 , 329/5/A , 329/5/B , 329/6/A , 345/1/A , 345/1/B , 345/1/C/1 , 345/1/C/2 , 345/2/A , 345/2/B , 345/3/A , 345/3/B , 345/4 , 345/5 , 345/6/A , 345/6/B/1 , 345/6/B/2 , 345/7/A , 345/7/B , 345/8/1 , 345/8/2 , 345/9/1 , 345/9/2 , 345/10 , 345/11/A , 345/11B , 345/12 , 345/13 , 345/14/A , 345/14/B , 345/15 , 345/16 , 345/17 , 383 , 386/2/A , 386/3/A , 386/5/A , 423/1/A , 423/1/B , 423/2/A , 423/2/B , 423/3/A , 423/3/B , 423/3/C , 423/4/A , 423/4/B , 423/5/A , 423/5/B , 423/6/A , 423/6/B , 423/7/A , 423/7/B , 423/8/A , 423/8/B , 423/10 , 424/1/A , 424/1/B , 424/3/A , 424/3/B , 424/1/D , 424/6 , 37/7/A , 37/9/A , 38/1/A , 38/2 , 41/1 , 41/2 , 41/3 , 41/4 , 41/5 , 41/6 , 41/7 , 41/8 , 41/9 , 42/1/A , 42/1/B , 42/1/C , 42/2/A , 42/2/B , 42/2/C , 42/3/A , 42/3/B , 42/3/C , 42/4/A , 42/4/B , 42/5 , 42/6 , 42/7 , 43/1 , 43/2 , 43/3 , 43/4/A , 43/4/B , 43/5 , 43/6 , 43/7 , 43/8 , 43/9 , 43/10 , 43/11 , 43/12 , 44/1/A , 44/1/B , 44/2 , 44/3/A , 44/3/B , 44/4 , 44/5/A , 44/5/B , 44/5/C , 44/6/A , 44/6/B , 44/6/C , 44/6/D , 45/1/A , 45/1/B , 45/2/A , 45/2/B , 45/3 , 45/4/A , 45/7/A , 48/8/A , 45/9 , 45/10 , 46/1/A , 46/1/B , 46/2/A , 46/2/B , 46/3/A , 46/3/B , 46/4/A , 46/6/B , 46/7/B , 46/8/A/1 , 46/8/A/2 , 46/8/B , 47/1/A , 47/3/B , 47/4/A , 47/4/B/1 , 47/4/B/2 , 47/5/A , 47/5/B/1 , 47/5/B/2 , 47/6 , 47/7 , 47/8 , 48/1/A , 48/1/B , 48/1/C , 48/2/A , 48/2/B , 48/2/C , 48/3/A , 48/3/B , 48/4 , 48/5 , 48/6 , 48/7 , 48/8 , 49/1 , 49/2 , 49/3 , 50/1/A , 50/1/B , 50/2 , 50/3 , 51/1 , 51/2 , 51/3 , 51/4/A , 51/4/B , 51/5/A , 51/5/B , 51/5/C , 51/6/A , 51/6/B , 51/6/C , 51/7/A , 51/7/B , 51/7/C , 51/8/A , 51/8/B , 51/8/C , 51/9/A , 51/9/B , 51/9/C , 53/2-2

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A, B and C)/ EIA & EMP Reports were submitted to the SEIAA for an appraisal by the SEIAA under the provision of EIA notification 2006 and its subsequent amendments.
4. The above-mentioned proposal has been considered by SEIAA in the meeting held on . The minutes of the meeting and all the project documents are available on PARIVESH portal which can be accessed from the PARIVESH portal by scanning the QR Code above or through the following web link [click here](#).
5. The brief about configuration of products and byproducts as submitted by the Project Proponent in orm-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 , based on information submitted viz: Form 1 (Part A, B and C), EIA/EMP report etc & clarifications provided by the project proponent and after detailed deliberations on all technical aspects and public hearing issues and compliance thereto furnished by the Project Proponent, recommended the proposal for grant of Environment Clearance under the provision of EIA Notification, 2006 and as amended thereof subject to compliance of Specific and Standard EC conditions as given in this letter.
7. The SEIAA has examined the proposal in accordance with the provisions contained in the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and based on the recommendations of the State Environment Impact Assessment Authority(SEIAA) Appraisal Committee hereby accords Environment Clearance to the instant proposal of M/s. Prasad Dhatrak under the provisions of EIA Notification, 2006 and as amended thereof subject to compliance of the Specific and Standard EC conditions as given in Annexure (1)
8. The Ministry reserves the right to stipulate additional conditions, if found necessary.
9. The Environmental Clearance 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. The Project Proponent is under obligation to implement commitments made in the Environment Management Plan, which forms part of this EC.
11. General Instructions:

(a) The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEF&CC/SEIAA website where it is displayed.

(b) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.

(c) The project proponent shall have a well laid down environmental policy duly approved by the Board of Directors (in case of Company) or competent authority, duly prescribing standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions.

(d) Action plan for implementing EMP and environmental conditions along with responsibility matrix of the project proponent (during construction phase) and authorized entity mandated with compliance of conditions (during operational phase) shall be prepared. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Six monthly progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six-Monthly Compliance Report.

(e) Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.

(f) The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.

(g) Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

12. This issues with the approval of the Competent Authority

Annexure 1

Specific EC Conditions for (Townships/ Area Development Projects / Rehabilitation Centres)

1. Specific Condition

S. No	EC Conditions														
1.1	<table> <tr> <th>Sr. No.</th><th>Conditions</th></tr> <tr> <td>1.</td><td>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.</td></tr> <tr> <td>2.</td><td>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</td></tr> <tr> <td>3.</td><td>PP to provide on line air quality monitoring system along with provision of legible display board (Digital) of air quality status on 24x7 basis and include cost in EMP</td></tr> <tr> <td>4.</td><td>PP to ensure to achieve the standard parameters of the treated sewage as per order issued by the Hon'ble National Green tribunal on 30.04.2019. PP also to ensure that, the water proposed to be used for construction activities (within or outside premises) /public gardens/road medians etc. shall be strictly for non-potable purpose and after obtaining necessary permission from the competent authority.</td></tr> <tr> <td>5.</td><td>All guidelines issued by the local planning authority, MPCB/CPCB shall be followed to reduce /control air pollution due to proposed activity by way of providing adequate barricading, foggers, water sprinkling.</td></tr> <tr> <td>6.</td><td>PP to complete tree plantation within the site during construction phase.</td></tr> </table>	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 provide on line air quality monitoring system along with provision of legible display board (Digital) of air quality status on 24x7 basis and include cost in EMP	4.	PP to ensure to achieve the standard parameters of the treated sewage as per order issued by the Hon'ble National Green tribunal on 30.04.2019. PP also to ensure that, the water proposed to be used for construction activities (within or outside premises) /public gardens/road medians etc. shall be strictly for non-potable purpose and after obtaining necessary permission from the competent authority.	5.	All guidelines issued by the local planning authority, MPCB/CPCB shall be followed to reduce /control air pollution due to proposed activity by way of providing adequate barricading, foggers, water sprinkling.	6.	PP to complete tree plantation within the site during construction phase.
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S. No	EC Conditions
	7. PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.

Annexure 2

Details of the Project

S. No.	Particulars	Details	
a.	Details of the Project	Proposed Expansion in Environmental Clearance and CRZ Clearance for Residential & Commercial project “Rustomjee Urbania” at Majiwade, Thane (w), Maharashtra by M/s. Kapstone Construction Pvt. Ltd.	
b.	Latitude and Longitude of the project site	19.20494312457172,72.9843011520003 19.21573004955132,72.99430872478878	
c.	Land Requirement (in Ha) of the project or activity	Nature of Land involved	Area in Ha
		Non-Forest Land (A)	52.3468
		Forest Land (B)	0
		Total Land (A+B)	52.3468
d.	Date of Public Consultation	Public consultation for the project was held on	
e.	Rehabilitation and Resettlement (R&R) involvement	NO	
f.	Project Cost (in lacs)	462700	
g.	EMP Cost (in lacs)	17156.34	
h.	Employment Details		

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	Product	1685433.52	579790.85	2265224.37	Sq.m.	NA

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/502913/2025
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Kapstone Construction Pvt. Ltd.
Residential & Commercial project
“Rustomjee Urbania” at Majiwade,
Thane (w), Maharashtra

Subject : Proposed Expansion in Environmental Clearance and CRZ Clearance for Residential & Commercial project “Rustomjee Urbania” at Majiwade, Thane (w), Maharashtra by M/s. Kapstone Construction Pvt. Ltd.

Reference : Application no. SIA/MH/INFRA2/502913/2025.

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-II in its 269th meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 327th meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 24th March, 2026.

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

S r. N o.	Description	Details	
	1. Proposal Number	SIA/MH/INFRA2/502913/2025	
	2. Name of Project	Proposed Expansion in Environment clearance & CRZ clearance for Residential & Commercial project “Rustomjee Urbania” at Majiwade, Thane (w), Maharashtra by M/s. Kapstone Construction Pvt. Ltd	
	3. Project category	8(b) B1	
	4. Type of Institution	Private	
5.	Project Proponent	Name	Mr. Prasad Dhattrak
		Regd. Office address	M/s Kapstone Construction Pvt Ltd. 702, Natraj, M. V. Road Junction, Western Express

		Highway, Andheri (E), Mumbai
		Contact number +919167929942
		e-mail prasaddhatrak@rustomjee.com
6.	Consultant	Name: M/s. Enviro Analysts & Engineers Pvt. Ltd. NABET Accreditation No: NABET/EIA/24-27/RA01355 Validity: 19.06.2027
7.	Applied for	Expansion
8.	Location of the project	Plot bearing Survey Nos. 12/1/1, 12/1/2, 12/2, 12/3/1, 12/3/2, 12/4/1, 12/4/2, 12/4/3, 13/1/1, 13/1/2, 13/1/3, 13/2/1, 13/2/2, 13/2/3, 13/3/1, 13/3/2, 14/D,E,F,G, 15/1/A, 15/1/B, 15/1/C, 15/1/D, 15/2/A, 15/2/B, 15/2/C, 15/3/A, 15/3/B, 15/3/C, 15/3/D, 15/3/E, 15/4/A, 15/4/B, 15/4/C, 15/5/A, 15/5/B, 15/5/C, 16/2/B, 16/2/C, 16/3, 16/4, 16/5, 16/6, 17/3/A, 17/3/B, 17/3/C/1, 17/3/C/2, 17/4/B, 17/4/C/1, 17/4/C/2, 17/5, 17/6/A, 18/3/A, 18/4/A, 18/6/B, 19/1/A, 19/2/1/A, 19/2/1/B, 19/2/1/C, 19/3/1/A, 19/3/1/B, 19/3/1/C, 19/4/1/A, 19/4/1/B, 19/4/1/C, 19/5/1/A, 19/5/1/B, 19/5/1/C, 20/1/1, 20/1/2, 20/2/1, 20/2/2, 20/3/1, 20/3/2, 20/3/3, 20/3/4, 20/3/5, 20/3/6, 20/4/1, 20/4/2, 21/1, 30/2, 30/3, 30/5/B, 30/6/B, 30/7, 35/1/A, 35/1/B/1, 35/1/B/2, 35/2/A, 35/2/B/1, 35/2/B/2, 35/3/1, 35/3/2, 35/4/1, 35/4/2, 35/5/A, 35/5/B/1, 35/5/B/2, 35/6, 35/7, 35/8, 36/1/A, 36/1/B, 36/2, 36/3, 36/4, 36/5, 36/6, 36/7, 37/1/A, 37/1/B, 37/1/C, 37/2/A, 37/2/B, 37/3/A, 37/3/B, 37/3/C, 37/3/D, 37/4/A, 37/4/B, 37/5/A, 37/5/B, 37/6, 37/7/A, 37/9/A, 38/1/A, 38/2, 41/1, 41/2, 41/3, 41/4, 41/5, 41/6, 41/7, 41/8, 41/9, 42/1/A, 42/1/B, 42/1/C, 42/2/A, 42/2/B, 42/2/C, 42/3/A, 42/3/B, 42/3/C, 42/4/A, 42/4/B, 42/5, 42/6, 42/7, 43/1, 43/2, 43/3, 43/4/A, 43/4/B, 43/5, 43/6, 43/7, 43/8, 43/9, 43/10, 43/11, 43/12, 44/1/A, 44/1/B, 44/2, 44/3/A, 44/3/B, 44/4, 44/5/A, 44/5/B, 44/5/C, 44/6/A, 44/6/B, 44/6/C, 44/6/D, 45/1/A, 45/1/B, 45/2/A, 45/2/B, 45/3, 45/4/A, 45/7/A, 48/8/A, 45/9, 45/10, 46/1/A, 46/1/B, 46/2/A, 46/2/B, 46/3/A, 46/3/B, 46/4/A, 46/6/B, 46/7/B, 46/8/A/1, 46/8/A/2, 46/8/B, 47/1/A, 47/3/B, 47/4/A, 47/4/B/1, 47/4/B/2, 47/5/A, 47/5/B/1,

		47/5/B/2, 47/6, 47/7, 47/8, 48/1/A, 48/1/B, 48/1/C, 48/2/A, 48/2/B, 48/2/C, 48/3/A, 48/3/B, 48/4, 48/5, 48/6, 48/7, 48/8, 49/1, 49/2, 49/3, 50/1/A, 50/1/B, 50/2, 50/3, 51/1, 51/2, 51/3, 51/4/A, 51/4/B, 51/5/A, 51/5/B, 51/5/C, 51/6/A, 51/6/B, 51/6/C, 51/7/A, 51/7/B, 51/7/C, 51/8/A, 51/8/B, 51/8/C, 51/9/A, 51/9/B, 51/9/C, 53/2-2, 53/2-3, 54/1, 54/2, 54/3, 54/4, 55/1, 55/2, 55/3, 55/4, 55/5, 84/1, 84/2, 84/3, 327/1, 327/2/A, 327/2/B, 327/2/C, 327/2/D, 327/2/E, 327/2/F, 327/2/G, 327/2/H, 327/2/J, 327/4, 328/1, 328/2, 328/3/A, 328/3/B, 328/3/C, 328/3/D, 328/3/E, 328/3/F, 328/3/G, 328/3/H, 328/3/J, 329/1, 329/2, 329/3, 329/4, 329/5/A, 329/5/B, 329/6/A, 345/1/A, 345/1/B, 345/1/C/1, 345/1/C/2, 345/2/A, 345/2/B, 345/3/A, 345/3/B, 345/4, 345/5, 345/6/A, 345/6/B/1/A, 345/6/B/1/B, 345/6/B/2, 345/7/A, 345/7/B, 345/8/1/A, 345/8/1/B, 345/8/2, 345/9/1/A, 345/9/1/B, 345/9/1/C, 345/9/2, 345/10, 345/11/A, 345/11/B, 345/12, 345/13, 345/14/A, 345/14/B, 345/15, 345/16, 345/17, 383, 386/2/A, 386/3/A, 386/5/A, 423/1/A, 423/1/B, 423/2/A, 423/2/B, 423/3/A, 423/3/B, 423/3/C/1, 423/3/C/2, 423/4/A, 423/4/B, 423/5/A, 423/5/B/1, 423/5/B/2, 423/6/A, 423/6/B, 423/7/A, 423/7/B, 423/8/A, 423/8/B, 423/10, 424/1/A, 424/1/B, 424/3/A, 424/3/B, 424/1/D, 424/6, Majiwada, Thane.
9.	Latitude and Longitude	Latitude: 19°12'29.74"N Longitude: 72°59'16.77"E
10.	Plot Area (Sq.m.)	5,23,468.15
11.	Deductions (Sq.m.)	42,244.33
12.	Net Plot area (Sq.m.)	4,81,223.82
13.	Ground coverage (m2) & %	1,81,884.58 Sq.m. & 37.80%
14.	FSI Area (Sq.m.)	14,30,214.86 sq.m.
15.	Non-FSI (Sq.m.)	8,35,009.51 sq.m.
16.	Proposed built-up area (FSI + Non FSI) (Sq.m.)	22,65,224.37 sq.m.
17.	FSI area (m2) approved by Planning Authority till date	Total FSI Area approved as per approval (LOI) dated 17/10/2025: 13,33,153.11 sq.m.

18.	Earlier EC details with Total Construction area, if any.			1. MCZMA Recommendation dated 07/10/2024 2. Composite EC + CRZ clearance vide F.No. SIA/MH/INFRA2/438523/2023 dated 15/12/2023 for a Total Construction Area of 16,85,433.52 sq.m (CRZ + Non-CRZ) 3. EC-F.No. SIA/MH/MIS/81646/2017 dated 23/02/2023 for a Total Construction area of 12,13,463.25 sq.m. (Only Non-CRZ area) 4. EC- F.No. 21-242/2017-IAIII dated 12/06/2018 for Total Construction Area of 7,71,980.18 sq.m. 5. Revalidation of EC + CRZ dated 18th May 2012 for Total Construction area of 1,63,446 sq.m., revalidated up to 16.05.2022 6. EC + CRZ- F.No. 11-74/2009-IAIII dated 18/05/2012 for 1,63,446 sq.m. 7. EC- vide SEAC-2013/CR-344/TC-1 dated 25/03/2014 for Total Construction Area of 7,68,055.46 sq.m. 8. EC- 21-468/2007-IAIII dated 06/07/2009 for Total Construction Area of 5,02,600 sq.m.			
19.	Construction completed as per earlier EC (FSI + Non FSI) (Sq.m.)			6,97,986.06 sq.m.			
20.	Existing Building			Proposed Configuration			Reason
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	for Modification / Change
	Residential plot 1-4nos. (A,B,C,D)	St. +Pod. + 27 Floors	90.75	Residential plot 1-4nos. (Wing A,B,C,D)	St. +Pod. + 27 Floors	90.75	No Change, Constructed and occupied
	Residential Plot 2-1 building (Wing A & B)	ST.+18FL.	55.93	Residential Plot 2-1 building (Wing A & B)	ST.+18FL.	55.93	No change, Constructed and occupied
	Residential Plot 3- 5	4B+ST/GR+54 +SERVICE	177.53	Residential Plot 3- 4 nos.	4B+ST/GR+44+ SERVICE FL.	161.43	No. of buildin

nos. (A,B,C,D,E)	FL. +RECREATION NAL FL.		(A,B,C,D)	+ RECREATION AL FL.		gs reduce d from 5 to 4 nos., reducti on in floors and height of buildin g- Total 10 floors reduce d
Residential Plot 4- 4 nos. (A,B,C,D)	A,B,C& D ST.+POD+20F L	62. 65	Residential Plot 4- 4 nos. (A,B,C,D)	ST.+POD+20FL	62. 65	No change, Constr ucted and Occupi ed
Residential Plot 4- Commercial Building	Gr. + 2 floors	12. 90	Residential Plot 4- Commercial Building	Gr. + 2 floors	12. 90	No change, Constr ucted and Occupi ed
Residential Plot 5	2 nos. ST.+POD+32F L	103 .35	Residential Plot 5	2 nos. ST.+POD+32FL	103 .35	No change, Constr ucted and occupi ed
	1 no. St. + POD. + 11 floors	40. 35		1 no. St. + POD. + 11 floors	40. 35	
	1 no. ST.+12FL	37. 85		1 no. ST.+12FL	37. 85	
	1 no. Gr. + 16 FL	49. 35		1 no. Gr. + 16 FL	49. 35	

	Residential Plot 6	3 nos.- wing A,B,C St. + 4P + 26 flrs	97.77		3 nos.- wing A,B,C St. + 4P + 26 flrs	97.77	No Change Constructed and Occupied
		7 nos. (Wing E,F,G,H,I,J,K) St. + 4P+36 FL)	129.99		7 nos. (Wing E,F,G,H,I,J,K) St. + 4P+36 FL)	129.99	
		2 nos. (Wing D & L) St. + 4P+41 FL	150.72		2 nos. (Wing D & L) St. + 4P+41 FL	150.72	
	Residential Plot 8	1 no. 2B + St. + 30 Floors	92	Residential Plot 8	1 no. 2B + St. + 30 Floors	92	No change, Constructed and Occupied
	School Plot 1	B + Gr. + 7 Floors	30	School Plot 1	B + Gr. + 7 Floors	30	No change, Constructed and Occupied
	Fire Station (Resi.)	St. + 3 floors	12.05	Fire Station (Resi.)	St. + 3 floors	12.05	No change, Constructed and Occupied
	Fire Station (Comm)	Gr. + 1 Floor	7.10	Fire Station (Comm)	Gr. + 1Floor	7.10	No change, Constructed and Occupied

	Residential Plot 7 – 3 nos. (A,B,C)	3B+St./Gr.+54 FL+ Service FL.+Recreatio nal FL.	177 .53	Residential Plot 7 – 3 nos. (A,B,C)	3B+ST+45+Serv ice Floor + Recereational Floor	150 .08	Reduct ion in no. of floors by 9 nos. floors
	Residential Plot 7 – 2 nos.	3B+GR/ST+54 +SERVICE FL. +RECREATIO NAL FL.	177 .53	Residential Plot 7 A– 2 nos. (A & B)	4B+GR/ST+53+ SERVICE FL. + RECREATIONA L FL.	174 .55	Buildin g configu ration change d and height reduce d.- 1 baseme nt increas ed and 1 floor reduce d. Buildin gs are in plot 7A
	Residential Plot 7A	3 nos. (Wing C,D,E) 3B+ST+54+S ERVICE FL. + RECREATIO NAL FL	177 .53	Residential Plot 7A	Wing C 4B+ST/GR+ 54+SERVICE FL. + RECREATIONA L FL. (Wing D & E) 4B+ST/GR+ 53+SERVICE FL. + RECREATIONA L FL.	174 .55 174 .55	Change in Plannin g 2 Buildin gs reduce d i.e. buildin g Wing I & J.
			177		3 Nos.	150	

		5 nos. (Wing F,G,H,I,J) 3B+ST+54+SERVICE FL. +RECREATIONAL FL.	.53		(Wing – F) 4B+ST/GR+46+SERVICE FL. + RECREATIONAL FL. (Wing G & H) 4B+ST/GR+53+SERVICE FL. + RECREATIONAL FL.	.15	
						174.55	
					Shop Line Building (Ground Floor)	4.65	Newly Proposed
		1 (Comm.) 3B + Gr. + 2 Fl.	15.60		1 (Comm.) 2B + Gr. + 2 Fl.	12.45	3 Basement Reduced to 2 Basement & building height reduced
				Residential Plot 9	6 nos. buildings (A,B,C,D,E,F) 4B+G/ST+52+SERVICE FL. + RECREATIONAL FL.	171.50	Newly Proposed
Social Housing Plot	3 Buildings (A,B,C) 2B+St.+30 Floors		97.20	Social Housing Plot	2 Nos. (Wing A & B) (Wing - A) B+ST/GR.+42F L (Wing - B) 2B+ST/GR.+40F	127.20 123.40	1 Building i.e. wing C reduced and addition

					L		n of 12 floors and reduction of 1 Basement in wing A, Addition of 10 Floors in Wing B.
		Hospital Building 1 St. + 18 Floors	69. 20		Hospital Building 1 St./Gr. + 13 Floors	51. 35	Reduction in floors as per TMC requirement
	TMC Plot 1 (EARLIER APPROVED AS COMM.BLDG.NOW PROP.AS HOSTITAL BLDG.)	Hospital Building 2 Gr. + 11 Floors	47. 60	TMC Plot 1 (EARLIER APPROVED AS COMM.BLDG.NOW PROP.AS HOSTITAL BLDG.)	Hospital Building 2 3B + Gr. + 17 Floors	69. 80	Change in planning as per TMC requirement
		Hospital Building 3 Gr. + 3 Floors	15. 20		Hospital Building 3 3B + Gr. + 09 Floors	38. 70	Change in planning as per TMC requirement
					Sub Station building Gr. + 1 Floors	9.3 0	New Proposed

	Amenity Plot	Temple B+L.G.+U.G.fl r	27		2 nos. (Building No. 4) L.GR.+UPPER GR.	30. 23	As per Revised Planning as per TMC requirement.
					(Building No. 5) GR.+1FL.	7.9 5	New Proposed
	Commercial Plot 1	2 Building 4B+St/Gr+2Pod+20 Floors	104 .70	Commercial Plot 1	2. buildings (Building 1 & Building 2) 4B+GR/ST.+2 3 FL.	109 .20	Change in Planning
	Commercial Plot 2	Building 1 3B+St/Gr+2Pod+18 Floors	95. 70	Commercial Plot 2	2 nos. (Building 1,3) 4B+ST/GR+33 FL	154 .20	Change in planning. Two buildings reduced
		Building 2,3, 4 3B+St/Gr+2Pod+18 Floors	95. 70		1 No. (Building 2) 4B+ST/GR+34 FL.	158 .70	
		Building 5 3B+St/Gr+2Pod+22 Floors	113 .70				
	Commercial Plot 3	Building 1 3B + St./Gr.+11Fl.	54. 15	Commercial Plot 3	Building 1 3B + St./Gr.+11Fl.	55. 20	Change in height

21.	No. of Tenements & Shops	Residential: 13,863 Nos. Commercial: 219 Nos. TMC Hospital (to be handed over): 1 nos- 573 bedded		
22.	Total Population	Residential: 72966 nos. Commercial offices: 12724 nos. Commercial Retail: 2899 nos. School: 2953 nos. Hospital: 4317 nos. Total: 95859		
23.	Total Water Requirements CMD	14283 KLD		
24.	Under Ground Tank (UGT) location	Basement		
25.	Source of water	Thane Municipal Corporation		
26.	STP Capacity & Technology	Total Capacity 10790 KLD including ETP- 115 KLD (Existing + Proposed = 22 Nos. of total STP's)		
27.	STP Location	Ground & Basement		
28.	Sewage Generation KLD % of sewage discharge in the sewer line	10123 KLD, 16% of sewage discharge in the sewer line after use of treated water for various purposes within the township		
29.	Solid Waste Management during Construction Phase	Type	Quantity (Kg/d)	Treatment / disposal
		Dry waste	40 kg/day	Will be handed over to a recycler
		Wet waste	60 kg/day	Handed over to municipal waste collector
		Construction Waste	Top Soil	5000 0 cu.m.
			Excavation Waste	11,00 ,000 cu.m.
				The project is being executed in a phase wise manner. Quantity will be reused on site as per requirement, and remaining

					will be disposed in accordance with permission.
			Empty cement bags	1011895 nos.	To be handed over to local recyclers
			Steel	170 MT	To be sold to recycler
			Aggregates	675 MT	To be used as a layer for internal roads and building boundary wall.
			Broken Tiles	42165 sq.m.	Waste tiles to be used as china mosaic for terraces.
			Empty Paint Cans (20 liter / can)	25300 nos.	To be sold
30.	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)		Treatment / disposal
		Dry waste	15849 kg/day		Will be handed over to a recycler
		Wet waste	23774 kg/day		Composting by OWC- manure produced will be used at a site for landscaping
		E-Waste	54291 kg/year		Will be collected and sent to MPCB authorized recyclers.
		STP Sludge (dry)	101 kg/day		Dry sewage sludge will

				be used as manure for gardening.						
		Biomedical Waste	215 kg/day	Will be managed in accordance with the Bio-Medical Waste Management Rules 2016, as amended from time to time						
31.	R.G. Area in sq.m.	RG required: 12.50% Garden Park & Playground Area 60,152.98 sq.m; 10% Sector Level open space req: 28,740.97 sq.m Total Required: 88,893.95 sq.m R.G. provided on mother earth: 90935.04 sq.m. R.G. on Basement Top: 29490.34 sq.m. Additional R.G. on Podium- 15661.88 sq.m. Total Greenbelt Area: 1,36,087.26 sq.m. Existing Trees on plot: 3514 nos. (Already Planted) Number of trees to be cut: -- nos. Number of trees to be transplanted: -- nos. Number of trees to be retained: 3514 nos. Number of trees to be planted: a) In RG area: 1984 nos. (In RG and along internal roads) b) In Miyawaki Plantation (4446 Sq.m.): 13500 nos trees and 4500 nos. shrubs Total Nos. of trees after development (Retained (Already Planted) + Proposed in RG + Miyawaki): 3514 + 1984 + 13500 = 18998 nos.								
32.	Power requirement	During Operation Phase: <table><tr><td>Details</td><td></td></tr><tr><td>Connected load (kW)</td><td>137767 KW</td></tr><tr><td>Demand load (kW)</td><td>76656 KW</td></tr></table>			Details		Connected load (kW)	137767 KW	Demand load (kW)	76656 KW
Details										
Connected load (kW)	137767 KW									
Demand load (kW)	76656 KW									
33.	Energy Efficiency	a) Total Energy saving (%): 19% b) Solar energy (%): 6%								

34.	D.G. set capacity	1 X 62.5 kVA, 1 X 250 kVA, 4 X 320 kVA, 1 X 400 kVA, 2 X 500 kVA, 1 X 625 kVA, 4 X 630 kVA, 1 X 650 kVA, 14 X 750 kVA, 30 X 910 kVA
35.	No. of 4-W & 2-W Parking with 25% EV	Residential: 4W: 19862 nos., 25% will be equipped with EV charging points 2W: 8852 nos; 25% will be equipped with EV charging
36.	No. & capacity of Rain water harvesting tanks /Pits	3050 cu.m., 21 nos. of recharge pits
37.	Project Cost in (Cr.)	Rs. 4627 Cr.
38.	EMP Cost	a) Construction Phase: 1. Capital Cost: Rs. 250.7 Lakhs 2. O & M Cost: Rs. 607.1 Lakhs b) Operation Phase: 1. Capital Cost: Rs. 17156.34 Lakhs (Including DMP) 2. O & M Cost: Rs. 913.05 Lakhs (Including DMP)
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.	One writ petition is filed dated 29th September 2025.

The comparative statement of earlier EC and proposed amendment/ expansion as given by PP is as below,

Sr.No.	Details	As per EC+CRZ clearance dated 15/12/2023	Proposed Expansion	Remarks
1.	Total Plot Area	5,23,468.15 sq.m.	5,23,468.15 sq.m.	Plot area remains same
2.	Net Plot Area	4,77,575.45 sq.m.	4,81,223.82 sq.m.	Increase in net plot area as per demarcation of IRS – Chennai.
3.	FSI	12,55,975.18 sq.m. (as per appraisal)	14,30,214.86 sq.m.	Increase in FSI area as per new notification of ITP – UDCPR 2020.
4.	Non-FSI	7,88,284.14 sq.m.(as per appraisal)	8,35,009.51 sq.m.	Increase in Non-FSI area

5.	Total Construction Area	20,44,259.32 sq.m. (As per appraisal), EC Restricted to 16,85,433.52 sq.m.	22,65,224.37 sq.m.	Increase in Total Construction Area due to proposed expansion
6.	No. of Tenements	Flats: 11588 Nos. Commercial: 136 nos. Hospital: 1 nos- 573 bedded	Residential: 13,863 Nos. Commercial: 219 Nos. Hospital: 1 nos- 573 bedded	Increase in no. of Residential tenements and shops
7.	Population	Residential: 62922 nos. Commercial offices: 27,717 nos. Commercial Retail: 2899 nos. School: 2953 nos. Hospital: 4317 nos. Total: 1,00,808 nos.	Residential: 72966 nos. Commercial offices: 12,724 nos. Commercial Retail: 2899 nos. School: 2953 nos. Hospital: 4317 nos. Total: 95,859 nos.	Decrease in total population because of decrease in population of commercial due to decrease in commercial area. Residential population has increased.
8.	Water Requirement	14180 KLD	14283 KLD	Increase in total water requirements
9.	Waste Water Generation	9635 KLD	10123 KLD	Increase in Sewage generation due to increase in residential tenements
10.	STP Capacity	9700 KLD including ETP for hospital	10790 KLD including ETP for hospital	Increase in STP capacity.
11.	Solid Waste generation	37419 kg/day Bio-Medical Waste: 215 kg/day	39623 kg/day Bio-Medical Waste: 215 kg/day	Increase in solid waste generation, Bio-Medical waste remains same
12.	Power Requirement	Connected Load: 146.8 MW Demand Load: 89.1 MW	Connected Load: 137.76 MW Demand Load: 76.65 MW	Load computed as per revised planning and as per MSEDCL norms.
13.	D.G. Set Capacity	47000 KVA	59 nos.- 44558 kVA	As per requirements
14.	Parking provided	4W- 22000 nos. 2W- 19219 nos.	Provided 4W- 19862nos, EV	Meeting requirements

			charging for proposed building parking: 4965 nos. Provided 2W-8852 nos, EV charging for proposed building parking: 2213 nos.	
15.	Greenbelt Area	1,35,685.64 sq.m.	1,27,859.26 sq.m + 8228 additional = 1,36,087.26 sq.m.	Meeting requirements
16.	Project Cost	4064 cr	Rs. 4627 Cr.	Increase in Project cost

Comparative Statement- Buildings

Previous CRZ +EC dated 15/12/2023			Proposed Configuration			
Building name	Configuration	Height (m)	Building name	Configuration	Height (m)	Remarks
Residential plot 1- 4nos. (A,B, C,D)	St. +Pod. + 27 Floors	90.75	Residential plot 1-4nos. (Wing A,B,C,D)	St. +Pod. + 27 Floors	90.75	No Change, Constructed and Occupied
Residential Plot 2- 1 building (Wing A & B)	ST.+18FL.	55.93	Residential Plot 2- 1 building (Wing A & B)	ST.+18FL.	55.93	No Change, Constructed and Occupied
Residential Plot 3- 5 nos. (A,B,C, D,E)	4B+ST/GR+54+SERVICE FL. +RECREATIONAL FL.	177.53	Residential Plot 3- 4 nos. (A,B,C, D)	4B+ST/GR+44+SERVICE FL. + RECREATIONAL FL.	161.43	No. of buildings reduced from 5 to 4 nos., reduction

						n in floors and height of building - Total 10 floors reduced
Residential Plot 4- 4 nos. (A,B,C, D)	A,B,C& D ST.+POD+20FL	62.65	Residential Plot 4- 4 nos. (A,B,C, D)	ST.+POD+20FL	62.65	No Change, Constructed and Occupied
Residential Plot 4- Commercial Building	Gr. + 2 floors	12.90	Residential Plot 4- Commercial Building	Gr. + 2 floors	12.90	No Change, Constructed and Occupied
Residential Plot 5	2 nos. ST.+POD+32FL	103.35	Residential Plot 5	2 nos. ST.+POD+32FL	103.35	No Change, Constructed and Occupied
	1 no. St. + POD. + 11 floors	40.35		1 no. St. + POD. + 11 floors	40.35	
	1 no. ST.+12FL	37.85		1 no. ST.+12FL	37.85	
	1 no. Gr. + 16 FL	49.35		1 no. Gr. + 16 FL	49.35	

Residential Plot 6	3 nos.- wing A,B,C St. + 4P + 26 flrs	97.77		3 nos.- wing A,B,C St. + 4P + 26 flrs	97.77	No Change, Constructed and Occupied
	7 nos. (Wing E,F,G,H,I,J,K) St. + 4P+36 FL)	129.99		7 nos. (Wing E,F,G,H,I,J,K) St. + 4P+36 FL)	129.99	
	2 nos. (Wing D & L) St. + 4P+41 FL	150.72		2 nos. (Wing D & L) St. + 4P + 41 FL	150.72	
Residential	1 no.	92	Residential	1 no.	92	No

Plot 8	2B + St. + 30 Floors		Plot 8	2B + St. + 30 Floors		Change, constructed and occupied
School Plot 1	B + Gr. + 7 Floors	30	School Plot 1	B + Gr. + 7 Floors	30	No Change, No Change, constructed and occupied
Fire Station (Resi.)	St. + 3 floors	12.05	Fire Station (Resi.)	St. + 3 floors	12.05	No Change, constructed and occupied
Fire Station (Comm)	Gr. + 1 Floor	7.10	Fire Station (Comm)	Gr. + 1 Floor	7.10	No Change, constructed and occupied
Residential Plot 7 – 3 nos. (A,B,C)	3B+St./Gr.+54 FL+ Service FL.+Recreational FL.	177.53	Residential Plot 7 – 3 nos. (A,B,C)	3B+ST+45+SERVICE FL.+RECREATIONAL FL.	150.08	Reduction in no. of floors by 9 nos. floors
Residential Plot 7 – 2 nos.	3B+GR/ST+54+SERVICE FL.+RECREATIONAL FL.	177.53	Residential Plot 7 A – 2 nos.	4B+GR/ST+53+SERVICE FL.+RECREATIONAL FL.	174.55	Building configuration changed and height reduced - 1 basement increased and 1 floor reduced. Buildings are in plot 7A

Residential Plot 7A	3 nos. (Wing C,D,E) 3B+ST+54+SE RVICE FL. + RECREATION AL FL.	177 .53		Wing C 4B+ST/GR+ 54+SERVICE FL. + RECREATION AL FL.	174 .55	
	5 nos. (Wing F,G,H,I,J) 3B+ST+54+SE RVICE FL. +RECREATIO NAL FL	177 .53		(Wing D & E) 4B+ST/GR+ 53+SERVICE FL. + RECREATION AL FL.	174 .55	Change in Plannin g 2 Buildin gs reduced i.e. building Wing I & J.
				3 Nos. (Wing – F) 4B+ST/GR+ 46+SERVICE FL. + RECREATION AL FL	150 .15	
				3 Nos. (Wing – F) 4B+ST/GR+ 46+SERVICE FL. + RECREATION AL FL	174 .55	
				Shop Line Building (Ground Floor)	4.6 5	New Propose d
	1 (Comm.) 3B + Gr. + 2 Fl.	15. 60		1 (Comm.) 2B + Gr. + 2 Fl	12. 45	3 Baseme nt Reduce d to 2 Baseme nt& building height reduced

			Residential Plot 9	6 nos. buildings (A,B,C,D,E,F) 4B+G/ST+52+S ERVICE FL. + RECREATION AL FL	171 .50	Newly Propose d
				(Wing - A) B+ST/GR.+42F L	127 .20	1 Buildin g i.e. wing C reduced and addition of 12 floors and reductio n of 1 Baseme nt in wing A, Additio n of 10 Floors in Wing B.
Social Housing Plot	3 Buildings (A,B,C) 2B+St.+30 Floors	97. 20	Social Housing Plot	(Wing - B) 2B+ST/GR.+40 FL	123 .40	
TMC Plot 1 (EARLIER APPROVED AS COMM.BLD G.NOW PROP.AS HOSTITAL BLDG.)	Hospital Building 1 St. + 18 Floors	69. 20	TMC Plot 1 (EARLIER APPROVED AS COMM.BLD G.NOW PROP.AS HOSTITAL BLDG.)	Hospital Building 1 St./Gr. + 13 Floors	51. 35	Reducti on in floors as per TMC require ment
	Hospital Building 2 Gr. + 11 Floors	47. 60		Hospital Building 2 3B + Gr. + 17 Floors	69. 80	Change in plannin g as per TMC require ment
	Hospital Building 3 Gr. + 3 Floors	15. 20		Hospital Building 3 3B + Gr. + 09 Floors	38. 70	Change in plannin g as per TMC require

						ment
				Sub Station Gr. + 1 Floors	9.30	New Proposed
Amenity Plot	Temple B+L.G.+U.G.flr	27	Amenity Plot (Community Hall)	(Building No. 4) L.GR.+UPPER GR.	30.23	As per Revised Planning as per TMC requirement
				(Building No. 5) GR.+1FL.	7.95	New Proposed

3. PP has obtained first Composite EC + CRZ clearance vide F.No. SIA/MH/INFRA2/438523/2023 dated 15.12.2023 for a Total Construction Area of 16,85,433.52 m² (CRZ + Non-CRZ) Then EC vide no. F. No. SIA/MH/MIS/81646/2017 dated 23/02/2023 for a Total Construction area of 12,13,463.25 sq.m. (Only Non-CRZ area). Third EC issued vide file No. 21-242/2017-IAIII dated 12/06/2018 for Total Construction Area of 7,71,980.18m². The Revalidation of EC + CRZ dated 18.05.2012 for Total Construction area of 1,63,446 m²., revalidated up to 16.05.2022. EC + CRZ- F.No. 11-74/2009-IAIII dated 18/05/2012 for 1,63,446 m². EC- vide SEAC-2013/CR-344/TC-1 dated 25/03/2014 for Total Construction Area of 7,68,055.46 m². EC- 21-468/2007-IAIII dated 06/07/2009 for Total Construction Area of 5,02,600m². Proposal has been considered by SEIAA in its 327th meeting held on 24th March, 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 provide on line air quality monitoring system along with provision of legible display board (Digital) of air quality status on 24x7 basis and include cost in EMP
4. PP to ensure to achieve the standard parameters of the treated sewage as per order issued by the Hon'ble National Green tribunal on 30.04.2019. PP also to ensure that, the water proposed to be used for construction activities (within or outside premises) /public

gardens/road medians etc. shall be strictly for non-potable purpose and after obtaining necessary permission from the competent authority.

5. All guidelines issued by the local planning authority, MPCB/CPCB shall be followed to reduce /control air pollution due to proposed activity by way of providing adequate barricading, foggers, water sprinkling.
6. PP to complete tree plantation within the site during construction phase.
7. PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.

SEIAA Conditions-

8. PP has provided mandatory RG area of 88,893.95 m² on mother earth without any construction. Local planning authority to ensure the compliance of the same.
9. 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.
10. PP to strictly comply with condition mentioned in CRZ clearance.
11. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
12. Air Quality Index monitoring to be ensured. Dust suppression measures shall be implemented also considering height of the building. Additional measures to be ensured.
13. 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.
14. 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.
15. SEIAA decided to grant EC for FSI-13,33,153.11 m², Non FSI- 7,62,967.56 m², total BUA-20,96,120.67m². (Plan approval No-TMC/HQ-1/SVV-29/7207 dated 17/10/2025) (FSI, Non FSI and TBUA 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.


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.