



File No: SIA/MH/INFRA2/465119/2024

State Environment Impact Assessment Authority (SEIAA), Maharashtra

(Constituted as per the provision of EIA Notification, 2006, as amended by the Ministry of Environment, Forest and Climate Change, Government of India)

Dated: 28/07/2026



To,

Ritesh Kimtani
KONARK LIFE SPACES
1st Floor, Konark Plaza, Near Sapna Garden, Sapna Cinema, Ulhasnagar, Thane, Ulhasnagar, THANE,
MAHARASHTRA, 421003
riteshkimtani.badlapur@gmail.com

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

Sir/Madam,

This is in reference to your application for Grant of EC under the provision of the EIA Notification 2006-regarding in respect of project Residential and Commercial Project 'Aryan One' submitted to Ministry vide proposal number SIA/MH/INFRA2/465119/2024 dated 16/05/2024.

2. The particulars of the proposal are as below:

(i) EC Identification No.	EC24C3801MH5406349N
(ii) File No.	SIA/MH/INFRA2/465119/2024
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction
(vi) Name of Project	Residential and Commercial Project 'Aryan One'
(vii) Name of Company/Organization	KONARK LIFE SPACES
(viii) Location of Project (District, State)	THANE, MAHARASHTRA
(ix) Issuing Authority	SEIAA
(x) Applicability of General Conditions	no
(xi) Applicability of Specific Conditions	no

Plot/Survey Khasra Nos.: S. No. 70 , H. No. 1 & 2 , S. No. 71 , H. No. 1 , H. No. 75 , H. No. 1 , 2 , 3 , 5 & 6 , S. No. 76 , H. No. 1 , 2 , 3 , 4 & 5 , S. No. 77 , S. No. 78 , H. No. 3 , S. No. 79 , H. No. 9 & 10 , S. No. 98 , H. No. 5 & 6 , S. No. 102 , H. No. 6 , 7(P) & 8(P)

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 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 SEIAA Appraisal Committee of SEIAA in the meeting held on 20/07/2026. 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 20/07/2026, 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 SEIAA Appraisal Committee hereby decided to grant EC for instant proposal of M/s. Ritesh Kimtani 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.

Copy To

1. The Deputy Director General, Regional Office, Deputy Director General Of Forests (C) Ministry Of Environment Forest And Climate Change Integrated Regional Office Ground Floor East Wing New Secretariat Building Civil Lines Nagpur-440001., N/A, N/A, apccfcentral-ngp-mef@gov.in
2. The Member Secretary, SPCB/PCC, Kalptaru Point 2nd - 4th Floor Opp. Cine Planet Sion Circle Sion (E), Mumbai, Maharashtra, mpcbparivesh@mpcb.gov.in

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 the 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 the requirements of EIA notification 2006, amended from time to time.

S. No	EC Conditions
3.	PP to obtain (i) SWD NOC (ii) Revised water NOC. PP Shall obtain all other relevant NOCs from the Competent Authority required for the Proposed Project. The planning authority shall not grant an Occupation Certificate unless the applicant obtains all NOCs
4.	PP to ensure to achieve the standard parameters of the treated sewage as per the 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 purposes 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 the proposed activity by way of providing adequate barricading, foggers, and water sprinkling.
6.	PP to complete the tree plantation within the site during the construction phase.
7.	PP to dispose of 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
Non FSI	Non FSI	21576.44	2556.85	24133.289999999997	m2	NA
Total Built up Area	Total Built up Area	83445.04	60160.04	143605.08	m2	NA
FSI	FSI	61868.62	57603.17	119471.79000000001	m2	NA

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/465119/2024
Environment & Climate Change
Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Konark Life Spaces
S. No. 70, H. No. 1 & 2, S. No. 7No. 1,
H.No.75, H.No.1, 2 ,3, 5 & 6, S.No.76,
H.No.1, 2, 3, 4 & 5, S.No. 77, S.No.78,
H.No.3 ,S.No. 79, H.No.9 & 10, S.No.98,
H.No.5 & 6,S.No. 102, H.No.6, 7(P) & 8(P),
VillageShirgaon, Tal. Ambernath, Thane.

Subject : Expansion of Residential & Commercial Project 'Aryan One' at S. No. 70, H. No. 1 & 2, S. No. 7No. 1, H.No.75, H.No.1, 2 ,3, 5 & 6, S.No.76, H.No.1, 2, 3, 4 & 5, S.No. 77, S.No.78, H.No.3 ,S.No. 79, H.No.9 & 10, S.No.98, H.No.5 & 6, S. No. 102, H.No.6, 7(P) & 8(P), VillageShirgaon, Tal. Ambernath, Thane by M/s. Konark Life Spaces.

Reference : Application no. SIA/MH/INFRA2/465119/2024

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 263rd meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 353rd meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 20th July, 2026.

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

2.	Proposal Number	SIA/MH/INFRA2/465119/2024	
3.	Name of Project	Expansion of Residential & Commercial Project 'Aryan One' at S. No. 70, H. No. 1 & 2, S. No. 71, H. No. 1, H.No.75, H.No.1,2,3,5&6,S.No.76,H.No.1,2,3,4&5,S.No.77,S.No.78,H.No.3,S.No.79,H.No.9&10,S.No.98,H.No.5&6,S.No.102,H.No.6,7(P)&8(P), VillageShirgaon, Tal. Ambernath, Dist. Thane by M/s. Konark Life Spaces	
4.	Project category	8(a)-Building &Construction	
5.	Type of Institution	Private	
6.	Project Proponent	Name	Mr. Ritesh Mukesh Kimtani
		Regd. Office address	1 st floor,KonarkPlaza,NearSapnagarden,SapnaCinema,Ulhasnagar, Thane-421003
		Contact number	9860792297

		E-mail	riteshkimtani.badlapur@gmail.com
7.	Consultant	EnviroSphere Consultant and Engineers LLP, Pune Shree Ganesh Ace Arcade, Office No. 506, 5 th floor, Building A, Kokane Chowk, Rahatani, Pune Maharashtra- 411027 NABAT Accreditation No. NABET/EIA/23-26/SA 0246 Valid up to December 08, 2026	
8.	Applied for	Expansion	
9.	Location of the project	S.No.70,H.No.1& 2,S.No.71,H.No.1,H.No.75,H.No.1,2,3,5& 6,S.No.76,H.No.1,2,3,4& 5,S.No.77,S.No.78,H.No.3,S.No.79,H.No.9&10,S.No.98,H.No.5&6,S.No.102,H. No.6, 7(P)&8(P), Village Shirgaon, Tal. Ambernath, Dist. Thane	
10.	Latitude and Longitude	19°8'59.80"N 73°13'58.15"E	
11.	Plot Area(m ²)	45582.00	
12.	Deductions(m ²)	8761.05	
13.	Net Plot area (m ²)	36820.95	
14.	Ground coverage (m ²) & %	Phase2-35%Covered& 65%Open (2360 Sq. m.Covered&4340.00 Sq.m. Open) Phase 3- 15% Covered & 85% Open + Future Development (1178.70 Sq. m. Covered & 6741.30 Sq. m. Open Phase 4- 55% covered & 45% Open + Future Development (1840 Sq. m. Covered & 3440 Sq. m. Open) Total covered area Phase 2, 3, 4=5378.7Sq.m.& Total Open Area Phase 2, 3, 4=14521.3Sq. m.	
15.	FSI area(m ²)	119471.79	
16.	Non-FSI area (m ²)	24133.29	
17.	Proposed built-up area (FSI + Non FSI) (m ²)	143605.08	
18.	TBUA (m ²) approved by Planning Authority till date	116103(Phase1-28667+Phase2-31533 +Phase3-37154 +Phase4-18749)	
19.	Earlier EC details with Total Construction area, if any	Environmental Clearance File No.21-121/2014-IA.III,dated-24/08/2015	
20.	Construction completed as per earlier	Total Construction Area- 42965.75 FSI- 28771.87 Non FSI-14193.88	

	EC(FSI+ Non FSI)(sq. m.)						
21.	Details of Building Configuration:	Previous EC/Existing Building			Proposed Configuration		Reason for Modification /Change
		Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)
		A to-C	Stilt+ 07 Floors	25.2	A to C	Stilt+ 07 Floors	25.2
		D	Stilt+ 07 Floors	24	D	Stilt+ 07 Floors	24
		E	Stilt+ 10 Floors	34.2	E	Stilt+ 10 Floors	34.2
		F, G, H, I, J	Stilt+ 12 Floors	40.35	F, G, H, I, J	Stilt+ 12 Floors	40.35
					K	Basement+Ground+16Floors	49.99
					L	Basement+Stilt+17Floors	53.74
					M	Basement+Stilt+17Floors	51.79
					N	Basement+Stilt+17Floors	51.79
					O	Basement+Stilt+17Floors	51.79
					P	Basement+Stilt+17Floors	51.79
					R	Stilt+17 Floors	51.79
22.	Numbers of tenements & Shops	Total Tenements : 1840 Nos., Shops: 31 Nos. (Phase- I: 654 Nos. Flats & 30 Nos. Shops, Phase- II: 330 Nos. Flats & 01 Nos. Shops, Phase- III: 620 Nos. Phase- IV: 236 Nos. Flats)					
23.	Total Population	9496 Nos.					
24.	Total Water Requirement CMD	Fresh Water: 833					
25.	Under Ground Tank (UGT)	On Ground (North West, Opp. B Building, Opp. R building)					

	location			
26.	Source of water	MIDC		
27.	Sewage Generation CMD & % of sewage discharge in sewer line	1087 KLD 19.7 % (Dry season) of treated water will be discharged in sewer line		
28.	STP Capacity& Technology	1200 KLD (MBBR Technology)		
29.	STP Location	On Ground (North East)		
30	Solid Waste Managemen t during Constructio n Phase	Type	Quantity (kg/d)	Treatment/disposal
		Dry waste:	30	Handed over to authorized recyclers/vendors
		Wet waste:	15	OWC
		Constru ction waste	9340 m ³	Shall be used on site for back filling
31	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (kg/d)	Treatment/disposal
		Dry waste:	2498	Handed over to authorized recyclers/vendors
		Wet waste:	1665	Shall be treated in OWC
		Hazard ous waste:	0	Handed over to authorized recyclers/vendors
		Biome dical waste	20	Handed over to authorized recyclers/vendors
		E- Waste	8508 Kg/yr.	Handed over to authorized recyclers/vendors
		STP Sludge (dry)	120	Used for fertilizer.
32	R.G. Area in sq.m.	RG required (Sq.m.)		3462.4
		RG provided on Mother earth/ Ground(Sq.m.)		3580.19
		Total(Sq.m.)		3580.19
		Existing trees on plot		307
		Number of trees to be cut		0
		Number of trees to be transplanted		0

			Number of trees to be retained	307		
			Number of trees to be planted	153		
			a) In RG area	103		
			b) In Miyawaki Plantation (with area)	50		
			Total Nos. of trees after development	460		
33	Power requirement		Source of power supply:	MSEDCL		
			During Construction Phase (Demand Load):	64 KW		
			During Operation phase (Connected load):	8521 KW		
			During Operation phase(Demand load):	4180 KW		
			Transformer:	7Nos. x630 KVA &2Nos. x315 KVA		
			DG set:	5 No. x82.5 KVA		
			Fuel used:	HSD		
34.	Energy Efficiency	Total Energy Savings Units of Electricity: 20.51% Total Energy Savings by Solar PV and Solar Hot Water:6.47 %				
35.	DG Set	5 Nos. x82.5 KVA				
36	No. of 4-W&2-W Parking with 25% EV		Type	Required as per DCR	Actual Provided	EV Parking
			4-Wheeler	571	571	143
			2-Wheeler	705	705	176
			Bicycles	1042	1042	0
37	No. & capacity of Rain water Harvesting tanks/ Pits		Size and No. of RWH tank(s)and Quantity:	1No.RWH Tank&Capacity:434 KLD		
			Quantity and size of recharge pits:	10Nos. of RWH Pits with 2 m x2 mx2m		
			Details of UGT tanks if any:	1No.RWH Tank&Capacity:434 KLD		
38.	Total Project Cost (Cr.)	475(Existing:122.86,Proposed:352.14)				
	Environmen	During Construction:				
		Types		Details		Cost (Lakhs)
		Air Environment		Water for Dust Suppresion, Installation of Fogger		15
		Solid Waste Management		Collection, segregation, disposal, etc		0.1
		Environmental Monitoring		Air, Water, Noise, Soil		1.5
		Occupational Health, Fire and Safety		PPE's to workers		5.0
		Site Sanitation		Mobile toilets, Disinfection		1.0
		Socio Economic Environment		Disinfection- Pest Control, First Aid Facilities, Health Check up, Creche for Children		1.5

3 9.	tal Managem nt plan Budget during Constructio n and Operation phase	Total			24.1
		During Operation:			
		Com pone nt	Details	Cap ital (La khs)	O& M (Lakhs/ Yr.)
		Storm Water	Development of storm waterline	30	2
		Sewage treatment	STP	130	8
		Water treatment	-	10	2
		RWH	RWH with recharge bores	40	0.5
		Swimming Pool	Swimming Pool	15	5
		Solid Waste	Solid Waste Management	35	4.50
		Hazardous waste	Hazardous Waste Management	2	0.2
		E-waste	E-waste Management	10	0.5
		Greenbelt development	Landscape/Greenbelt Development	6	1
		Energy saving	Energy saving	70	3.0
		Environmental Monitoring	Environmental Monitoring of Air, Water, Noise & Soil	2	1.5
		Disaster Management	Disaster Management	40	10

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

Sr. No.	Particulars	As per EC Granted	Proposed Expansion	Difference
1	Project Proponent	Konark Life Spaces		-
2	Project Cost (Cr.)	122.86	475.00	+(352.14)
3	Total Plot Area (m ²)	42,654.00	45,582.00	+(2928.00)
4	FSI Area (m ²)	61,868.62	11,9471.79	+(57,603.17)
5	Non-FSI Area (m ²)	21,576.44	24,133.29	+(2,556.85)

6	Built-up area (m²)		83,445.04	14,3605.08		+(60,160.04)
7	Name	Configuration	Height (m)	Name	Configuration	Height (m)
	A, B, C	Stilt + 7 Floors	25.20	A, B, C	Stilt + 7 Floors	25.20
	D	Stilt + 7 Floors	24.00	D	Stilt + 7 Floors	24.00
	E	Stilt + 10 Floors	34.20	E	Stilt + 10 Floors	34.20
	F, G, H, I, J	Stilt + 12 Floors	40.35	F, G, H, I, J	Stilt + 12 Floors	40.35
	Club House	G+1 Floor	10.05	Club House	G+1 Floor	10.05
	--	--	--	K	Basement + Ground + 16 Floors	49.99
	--	--	--	L	Basement + Stilt + 17 Floors	53.74
	--	--	--	M	Basement + Stilt + 17 Floors	51.30
	--	--	--	N	Basement + Stilt + 17 Floors	51.30
	--	--	--	O	Basement + Stilt + 17 Floors	51.30
	--	--	--	P	Basement + Stilt + 17 Floors	51.30
	--	--	--	R	Stilt + 17 Floors	51.30

8	Total Number of Tenements	1672 Shops: 30	1840 Shops: 31
9	Fresh Water requirement (m ³ /day)	754	833
10	Sewage Generation (m ³ /day)	1057	1087
11	STP Capacity (m ³ /day)	1060	1200
12	Solid Waste Generation (Kg/day)	4203	4163
13	Power Requirement (KW)	7721.96	8521

3. PP has obtained earlier EC File No.21-121/2014-IA.III dated 24.08.2015 for total BUA of 83,445.04 m². Proposal has been considered by SEIAA in its 353rd meeting held on 20th July, 2026 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 the 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 the requirements of EIA notification 2006, amended from time to time.
3. PP to obtain (i) SWD NOC (ii) Revised water NOC. PP Shall obtain all other relevant NOCs from the Competent Authority required for the Proposed Project. The planning authority shall not grant an Occupation Certificate unless the applicant obtains all NOCs
4. PP to ensure to achieve the standard parameters of the treated sewage as per the 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 purposes 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 the proposed activity by way of providing adequate barricading, foggers, and water sprinkling.

6. PP to complete the tree plantation within the site during the construction phase.
7. PP to dispose of 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 3468.12 m² on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. This EC is restricted height for Wing N & Wing O to 51.30m as per CFO NOC dated 04.12.2022.
3. This EC is excluding for building M, P & R as PP has not obtained Fire NOC/CCZM.
4. Occupation certificate shall be issued only after availability of sustainable water supply. Local planning authority to ensure the same.
5. 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.
6. Air Quality Index monitoring to be ensured. Dust suppression measures shall be implemented also considering height of the building. Additional measures to be ensured.
7. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
8. 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. Planning Authority and MPCB to ensure the same.
9. 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.
10. SEIAA after deliberation decided to grant EC for Net plot area of 34681.20m², FSI- 116208.86 m², Non FSI- 24133.29 m² and total BUA- 1,40,342.15 m². (Plan approval KBMC/TPD/2026-27/0649 dated 08.06.2026) (Net plot area, FSI restricted as per approval Non-FSI restricted as per appraisal & TBUA accordingly)

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. This 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. As per MoEF&CC OM Vide File No. Q-15012/2/2022-CPW-Part(1)/e-240741 dated January 14, 2025, Consent to Establishment from Concerned SPCB is not applicable and Environment safeguards from SPCB has been taken into consideration.
 - 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, Kulgaon Badlapur Nagar Parishad.
7. Regional Officer, Maharashtra Pollution Control Board, Kalyan.

