सत्यमेव जयते

File No: Proposal No : SIA/MH/INFRA2/575372/2026

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)

Date **04/07/2026**

To,

Mr Salil Singh
DIGITAL EDGE DC (INDIA) PRIVATE LIMITED
'Assetz House' No. 30, Crescent Road, NA Bengaluru, Bangalore KA, 560001, Benaluru, BENGALURU RURAL, KARNATAKA, -, 560001
ecbom2@gmail.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/INFRA2/575372/2026 dated 13/04/2026 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.	EC26B3812MH5487968N
(ii) File No.	Proposal No : SIA/MH/INFRA2/575372/2026
(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 Development of BOM 2 to 7 Data Centre building, Ancillary & Substation Structures on final Survey No’s. 47C, 48C, 49C, 50, 51C, 57C, 58C, 60A, 61C,71C, 71B, 74, 75A, 76, 77, 78, 79, 80A, 81A,81B, 81C, 81D, 82C, 87C, 88A, 91B, 93B, 95C, 95D, 260 A, 260C, 272, 275C, 276B, 276C, 279B, 283B & 332. Of Village - Dighe, Thane, Navi Mumbai – 400 708.
(viii) Name of Company/Organization	DIGITAL EDGE DC (INDIA) PRIVATE LIMITED
(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.: 47C , 48C , 49C , 50 , 51C , 57C , 58C , 60A , 61C , 71C , 71B , 74 , 75A , 76 , 77 , 78 , 79 , 80A , 81A , 81B , 81C , 81D , 82C , 87C , 88A , 91B , 93B , 95C , 95D , 260 A , 260C , 272 , 275C , 276B , 276C , 279B , 283B & 332.

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 AssessmentAuthority(SEIAA) Appraisal Committee hereby accords Environment Clearance to the instant proposal of M/s. Mr Salil Singh 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.
12. 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 perational 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.

13. 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 (Townships/ Area Development Projects / Rehabilitation Centres)

1. Specific Condition

<table>
<tr><th>S. No</th><th>EC Conditions</th></tr>
<tr><td>1.1</td><td>
<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 the prevailing Hon’ble Supreme Court Order. PP to obtain all Mandatory NOCs from the Competent Authority required for the Proposed Project. The planning authority shall not grant an occupation certificate unless the PP obtain all NOCs.</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 the requirements of EIA notification 2006, amended from time to time.</td></tr>
<tr><td>3.</td><td>The underground suction tank shall be located to close as possible to the existing water main in municipal Road and the save shall not be in 1.5 m vicinity of drainage/ sewer line/Manhole/ Inspectoral chamber top of the undergo state tank shall be maintained as about 60 cm above adjacent ground/ floor level and minimum head clearance of 1.2 m shall be maintained for inspection and clean of tanks and also a clear minimum distance of 6m shall be maintain between STP+ UG tank.</td></tr>
<tr><td>4.</td><td>PP to ensure sustainable water supply before occupation of the building.</td></tr>
<tr><td>5.</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>6.</td><td>PP and planning authority shall ensure that; the construction and demolition waste (C & D Waste) is collected and treated at designated place as per Construction and Demolition Management Rules, 2016 amended from time to time.</td></tr>
<tr><td>7.</td><td>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</td></tr>
</table>
</td></tr>
</table>

S. No	EC Conditions

	gardens/road medians, etc. shall be strictly for non-potable purposes and after obtaining necessary permission from the competent authority.
8.	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.
9.	PP to complete the tree plantation within the site during the construction phase.
10.	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 the Project

<table>
<tr><th>S. No.</th><th>Particulars</th><th>Details</th></tr>
<tr><td>a.</td><td>Details of the Project</td><td>Proposed Development of BOM 2 to 7 Data Centre building, Ancillary & Substation Structures on final Survey No’s. 47C, 48C, 49C, 50, 51C, 57C, 58C, 60A, 61C,71C, 71B, 74, 75A, 76, 77, 78, 79, 80A, 81A,81B, 81C, 81D, 82C, 87C, 88A, 91B, 93B, 95C, 95D, 260 A, 260C, 272, 275C, 276B, 276C, 279B, 283B & 332. Of Village - Dighe, Thane, Navi Mumbai – 400 708.</td></tr>
<tr><td>b.</td><td>Latitude and Longitude of the project site</td><td>19.18273741682219,72.99578150817057 19.19046428511654,73.00490659972054</td></tr>
<tr><td>c.</td><td>Land Requirement (in Ha) of the project or activity</td><td>
<table>
<tr><th>Nature of Land involved</th><th>Area in Ha</th></tr>
<tr><td>Non-Forest Land (A)</td><td>17.15</td></tr>
<tr><td>Forest Land (B)</td><td>0</td></tr>
<tr><td>Total Land (A+B)</td><td>17.15</td></tr>
</table>
</td></tr>
<tr><td>d.</td><td>Date of Public Consultation</td><td>Public consultation for the project was held on</td></tr>
<tr><td>e.</td><td>Rehabilitation and Resettlement (R&R) involvement</td><td>NO</td></tr>
<tr><td>f.</td><td>Project Cost (in lacs)</td><td>500000</td></tr>
</table>

S. No.	Particulars	Details
g.	EMP Cost (in lacs)	4370.64
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
Built up area	Product	386567.11	0	386567.11	sq.m	-

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/575372/2026
Environment & Climate Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Digital Edge Dc (India) Private Limited
No's. 47C, 48C, 49C, 50, 51C, 57C, 58C, 60A, 61C,71C, 71B, 74, 75A, 76, 77, 78, 79, 80A, 81A,81B, 81C, 81D, 82C, 87C, 88A, 91B, 93B, 95C, 95D, 260 A, 260C, 272, 275C, 276B, 276C, 279B, 283B & 332. Of Village - Dighe, Thane, Navi Mumbai – 400 708

Subject : Environmental Clearance for Expansion in Proposed Data center Project at Plot No. ES 2, ES 3, ES 4, TTC Industrial Area, MIDC Mahape, Navi Mumbai, Maharashtra by M/s. CtrlS Data centers Limited
Reference : Application no. SIA/MH/INFRA2/575138//2026

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-II in its 284th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 343rd meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 11th June, 2026.

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

Sr. No.	Description	Details	
1	Proposal Number	**SIA/MH/INFRA2/575372/2026**	
2	Name of Project	Proposed Expansion and Amendment of Development of BOM 2 to 7 Data Centre buildings Ancillary & Substation Structures on final Survey No's. 47C, 48C, 49C, 50, 51C, 57C, 58C, 60A, 61C,71C, 71B, 74, 75A, 76, 77, 78, 79, 80A, 81A,81B, 81C, 81D, 82C, 87C, 88A, 91B, 93B, 95C, 95D, 260 A, 260C, 272, 275C, 276B, 276C, 279B, 283B & 332. Of Village - Dighe, Thane, Navi Mumbai – 400 708 By Digital Edge India DC (India) Private Limited	
3	Project category	Schedule 8(b) "Townships and Area Development", Category B1	
4	Type of Institution	Pvt ltd	
5	Project Proponent	Name	**Digital Edge India DC (India) Private Limited**
		Regd. Office	'Assetz House' No. 30, Crescent

		address	Road, NA Bengaluru, Bangalore KA, 560001
		Contact number	9967055540
		e-mail	anand.rane@digitaledgedc.com
6	Consultant	BUILDING ENVIRONMENT (I) PVT. LTD. (QCI NABET ACCREDITTED) Certificate No. NABET/EIA/25-28/RA 0409 Valid Till- 28.05.2028	
7	Applied for	Expansion	
8	Location of the project	Survey No's. 47C, 48C, 49C, 50, 51C, 57C, 58C, 60A, 61C,71C, 71B, 74, 75A, 76, 77, 78, 79, 80A, 81A,81B, 81C, 81D, 82C, 87C, 88A, 91B, 93B, 95C, 95D, 260 A, 260C, 272, 275C, 276B, 276C, 279B, 283B & 332. Of Village - Dighe, Thane, Navi Mumbai – 400 708	
9	Latitude and Longitude	Latitude: 19°11'24.93"N Longitude: 73° 0'16.62"E	
10	Plot Area (sq.m.)	1,71,586	
11	Deductions (sq.m.)	0 sq.m	
12	Net Plot area (sq.m.)	1,71,586	
13	Ground coverage (m^2) & %	48807 sq.m.	
14	FSI Area (sq.m.)	2,23,039.95 sq m	
15	Non-FSI (sq.m.)	138784.18 sq m	
16	Proposed built-up area (FSI + Non FSI) (sq.m.)	3,86,567.11 sq m	
17	FSI area (m2) approved by Planning Authority till date	28,108.815 sq m	
18	Earlier EC details with Total Construction area, if any.	Environmental Clearance (EC24B039MH149609) dt.08.02.2024 for Construction area of 3,18,577.67sq m	

19	Construction completed as per earlier EC/ without EC (FSI + Non FSI) (sq.m.)			As per EC, the total construction area completed on the site is 8895 sq. m			
20	**Previous EC / Existing Building**			**Proposed Configuration**			**Reason for Modification / Change**
	Building Name	**Configuration**	**Height (m)**	**Building Name**	**Configuration**	**Height (m)**	
	Building: BOM 02	39 MW HS G+6 6MW/FLR	59.00 m	Building: BOM 02	48 MW HS Basement + ground floor + 06 upper floors + lower terrace	53.00 mtrs	Increase in IT load and decrease in floor to floor height (8 m to 7 m)
	Building: BOM 03	39 MW HS G+6 6MW/FLR	59.00 m	Building: BOM 03	48 MW HS Basement + ground floor + 06 upper floors + lower terrace	53.00 mtrs.	Increase in IT load and decrease in floor to floor height (8 m to 7 m)
	220 KV GIS Sub Station Building			220 KV GIS Substation Bldg	-	-	No Change
	Building: BOM 04	39 MW HS G+7 6MW/FLR	65.5 m	Building: BOM 04	48 MW HS Lower ground floor + ground floor + 1st to 3rd upper floors + terrace floor	42.70 mtrs	Increase in IT load and decrease in floors
	Building: BOM 05	39 MW HS G+7 6MW/FLR	65.5 m	Building: BOM 05	48 MW HS 48 MW HSLower ground floor + ground floor + 1st to 3rd upper floors + terrace floor	42.70 mtrs.	Increase in IT load and decrease in floors
	Building: BOM 06	51 MW HS G+7 7.5 MW/FLR	65.5 m	Building: BOM 06	48 MW HS 48 MW HSLower ground floor + ground floor + 1st to 3rd upper floors + terrace floor	42.70 mtrs.	Decrease in IT load and decrease in floors
	Building: BOM 07	51 MW HS G+7 7.5 MW/FLR	65.5 m	Building: BOM 07	96 MW HS Lower ground floor + upper ground floor + ground floor+ 1st to 6th upper	59.70 mtrs	Increase in IT load and decrease in floor to floor height

					floors + terrace floor		
	Building: BOM 08	51 MW HS G+7 7.5 MW/FLR	65.5 m	-	-	-	Not Proposed
	Ancillary Areas	-		Ancillary Areas (420 KV GIS Sub Station Building)	G+ 1 Storied	13.40 m	New Proposed
21	No. of Tenements & Shops			-			
22	Total Population			1625 Nos			
23	Total Water Requirements CMD			11,337 KLD			
24	Under Ground Tank (UGT) location			Ground			
25	Source of water			NMMC			
26	Sewage Generation CMD & % of sewage discharge in sewer line			40 CMD, ZLD			
27	STP Capacity & Technology			40 CMD, MBR			
28	STP Location			Ground			
29	Solid Waste Management duringconstruction Phase			**Type**	**Quantity (Kg/d)**	**Treatment / disposal**	
				Dry waste	30 kg/day	Will be taken by NMMC as per SWM NOC.	
				Wet waste	20 kg/day	Will be taken by NMMC as per SWM NOC	
				Constructio n waste	2.67 T/day	To be handed over local vendors	
30	Total Solid Waste Quantities with type during Operation Phase &Capacity of OWC to be installed			**Type**	**Quantity**	**Treatment / disposal**	
				Dry waste	438.75 kg/day	Will be taken by NMMC as per SWM NOC	
				Wet waste	292.5 kg/day	Treated in OWC	
				E-Waste	3.98 kg/capita/ day	To be handed over local vendors	
				STP Sludge (dry)	4 kg/day	Dry sludge can be used as manure for plantation & gardening purposes	

31	R.G. Area in sq.m	RG Area Required (10% of Net plot area)	17158.60	
		RG Area Provided (10% of Net plot area)	17171.89	
		Trees required in RG Area (1 Tree/80 sq. m of Net Plot)	2145 nos.	
		Required new trees for cut trees (10 nos /1 cut tree)	500 nos.	
		Existing Trees on Site	510	
		Trees to be cut on site	105	
		Trees to be retained	205	
		Trees to be transplanted	255	
		Total area allocated for Miyawaki (8.54% of Total RG area)	1467 sq.m	
		Trees proposed in Miyawaki (3 trees per sqmt)	4401	
		Proposed new trees other than Miyawaki & for cut trees	37	
		Total trees proposed (Retained+ Transplanted + Miyawaki + Trees proposed in Miyawaki)	205+255+4401+ 37 = 4898 Nos. of tress	
		New trees to be planted along the periphery.	143 nos.	
		Total trees proposed + New trees to be planted along the periphery	4898 + 143 = 5041	Nos.
32	Power requirement	Connected Load: 6,00,656 KW, Demand Load: 5,32,168 KW		
33	Energy Efficiency	Overall savings: 11.5 %, Saving through Solar: 0.03 %		
34	D.G. set capacity	31nos 3500kVA DG set for BOM2, 46nos 2750kVA DG Set for BOM3 46nos 3500kVA DG set for BOM4, 46nos 3500kVA DG set for BOM5, 46nos 3500kVA DG set for BOM6, 92nos 3500kVA DG set for BOM7 for power backup, 31nos 3500kVA		

35	No. of 4-W & 2-W Parking with 25% EV	Parking Required – 4W – 472 Nos, 2W – NIL Parking Proposed – 4W- 510 nos., 2W – Nil	EV Parking: 128 nos.
36	No. & capacity of Rainwater harvesting tanks /Pits	Rain water harvesting tanks for 2 days storage capacity: 2100 cum	
37	Project Cost in (Cr.)	Rs. 5000 Cr	
38	EMP Cost	Construction Phase:447.3 lakhs/year Operation Phase: Capital cost: 4344.24 lakhs, O & M cost: 423.15 lakhs/year	
39	CER Details with justification if any….as per MoEF & CC circular dated 01/05/2018	-	
40	Details of Court Cases/litigations W.r.t the project and project location, if any.	No such litigation is pending against the project	

The comparative statement of Earlier EC and proposed changes as given by PP is as below:

Sr. No.	Name Of Mandatory NOC	NOC Obtained (Yes/No)	If Yes, NOC No. & Date	Particulars Of The NOC Like Height In Meters, BUA, Area Etc.	Remarks If any
1	**Fire NOC**	Yes	13.03.2026	Height of the BOM 02 & 03 Building – 53.00 M Height of the BOM 04 to 06 Building – 42.70 M Height of the BOM 07 Building – 59.70 M	--
2	**Aviation NOC**	Yes	27.12.2023	Site elevation: 43.8 M Permissible top elevation: 343.8 M Net Permissible height: 300 M	Validity - 26.12.2031
3	**Water**	Yes	09.04.2026	-	-

	Remarks				
4	**SWD Remarks**	Yes	06.04.2026	--	
5	**SWM NOC**	No	09.04.2026	--	--
6	**Tree NOC Tree Remarks**	Yes	18.01.2024 09.04.2026	18.01.2024 – BOM 02 & BOM 03	New tree NOC to be obtain after CC
APPROVAL					
1	**LOI Plan Approval**	Yes	23.03.2026 No. NMMC/TPO/ADTP/1693/2026	**Proposed** FSI – 2,47,782.93 sq.m Non-FSI – 1,38,784.18 sq.m BUA: 3,86,567.11 sq.m **Approved** FSI : 2,23,039.95 sq m Non-FSI: 1,25,244.87 sq m BUA: 3,48,284.82 sq m	--

3. PP submitted that ; they had obtained prior Environmental Clearance (EC) vide EC Identification No. EC24B039MH149609 and F. No. SIA/MH/INFRA2/556795/2025 dated 08.02.2024 for revised Built up area of 3,18,577.67 Sqm. Comprising FSI area is 283892.67 Sq.m. and Non FSI Area of 34685.00 Sq.m. Proposal has been considered by SEIAA in its 343rd meeting held on 11th June, 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. PP to obtain all Mandatory NOCs from the Competent Authority required for the Proposed Project. The planning authority shall not grant an occupation certificate unless the PP obtain all NOCs.
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. The underground suction tank shall be located to close as possible to the existing water main in municipal Road and the save shall not be in 1.5 m vicinity of drainage/ sewer line/Manhole/ Inspectoral chamber top of the undergo state tank shall be maintained as about 60 cm above adjacent ground/ floor level and minimum head clearance of 1.2 m shall be maintained for inspection and clean of tanks and also a clear minimum distance of 6m shall be maintain between STP+ UG tank.
4. PP to ensure sustainable water supply before occupation of the building.

5. 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.
6. PP and planning authority shall ensure that; the construction and demolition waste (C & D Waste) is collected and treated at designated place as per Construction and Demolition Management Rules, 2016 amended from time to time.
7. 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.
8. 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.
9. PP to complete the tree plantation within the site during the construction phase.
10. 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 17,158.60 m2 on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. PP to obtain Tree cutting NOC before cutting or transplantation of Trees on the site. Planning authority to ensure that there is no cutting or transplantation of Trees prior to commencement of the work on site.
3. Occupation certificate shall be issued only after availability of sustainable water supply.
4. Planning authority ensure compliance point no. 3 of SEAC before granting commencement certificate.
5. This project is cleared as Zero Liquid Discharge project till sewer line operational.
6. 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.
7. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
8. Air Quality Index monitoring to be ensured. Dust suppression measures shall be implemented also considering height of the building. Additional measures to be ensured.
9. 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 compliance of the same.
10. 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.
11. SEIAA decided to grant EC for FSI-2,23,039.95m2, Non FSI-1,25,244.87 m2, total BUA-3,48,284.82m2. (Plan approval No-NMMC/TPO/ADTP/1693/2026 dated 23.03.2026) (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 give100 % 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, NOx (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. Municipal Commissioner, Navi Mumbai Municipal Corporation (NMMC).
7. Regional Officer, Maharashtra Pollution Control Board, Navi Mumbai

Signed by
Jayashree Shrikant Bhoj
Date: 05-07-2026 00:27:49
Reason: Verified and signed