



File No: Proposal No : SIA/MH/INFRA2/555244/2025
Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment
Authority(SEIAA), MAHARASHTRA)



Date 23/12/2025



To,

Parag Pai
PURVA OAK PRIVATE LIMITED
130/2, Ulsoor Road, Bengaluru, BENGALURU URBAN, KARNATAKA, 560042
plecthane@puravankara.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/INFRA2/555244/2025 dated 15/10/2025 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.	EC25B3813MH5787625N
(ii) File No.	Proposal No : SIA/MH/INFRA2/555244/2025
(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	Expansion in Proposed Residential cum Commercial Project on plot bearing CTS No. 99/2/1, 114/4 & 115/2 at Ghodbunder Road, Village Kolshet, Dist. Thane, Maharashtra by M/s. Purva Oak Private Limited.
(viii) Name of Company/Organization	PURVA OAK 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.: Plot bearing CTS No. 99/2/1 , 114/4 & 115/2

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. Parag Pai 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 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.
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	Sr. No.	Conditions
	1.	PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area as per prevailing Hon'ble Supreme Court Order.
	2.	PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of requirement of EIA notification 2006, amended from time to time
	3.	PP to obtain (i) SWM NOC. PP shall obtain all other relevant NOCs from the competent authority required for proposed project. The planning authority shall not grant an Occupation certificate unless PP obtains all NOCs.
	4.	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
	5.	PP to complete compensatory tree plantation in lieu of tree cutting/transplantation as mentioned in the tree NOC before actual cutting/transplantation of trees as per the recent Hon'ble High Court order.
	6.	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.
	7.	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.
	8.	PP to complete tree plantation within the site during construction phase.
9.	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	Expansion in Proposed Residential cum Commercial Project on plot bearing CTS No. 99/2/1, 114/4 & 115/2 at Ghodbunder Road, Village Kolshet, Dist. Thane, Maharashtra by M/s. Purva Oak Private Limited.
b.	Latitude and Longitude	19.24458510949284,72.97587005800624

S. No.	Particulars	Details	
	of the project site	19.24735161792579,72.97836691965156	
c.	Land Requirement (in Ha) of the project or activity	Nature of Land involved	
		Non-Forest Land (A)	5.165
		Forest Land (B)	0
		Total Land (A+B)	5.165
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)	214000	
g.	EMP Cost (in lacs)	325	
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
FSI area	Product	64928	160996.52	225924.52	sqm	NA
Non FSI area	Product	84190	99140.91	183330.91	sqm	NA
Total BUA	Product	149118	260137.43	409255.43	sqm	NA

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/555244/2025
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Purva Oak Private Limited.
CTS No. 99/2/1, 114/4 & 115/2
at Ghodbunder Road, Village Kolshet,
Dist. Thane

Subject : Environmental Clearance for Expansion in Proposed Residential cum Commercial Project on plot bearing CTS No. 99/2/1, 114/4 & 115/2 at Ghodbunder Road, Village Kolshet, Dist. Thane, Maharashtra by M/s. Purva Oak Private Limited

Reference : Application no. SIA/MH/INFRA2/555244/2025.

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-II in its 257th meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 313th (Day-3) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 4th December, 2025.

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

Sr. No	Description	Details
1	Whether the project falls within 5 km of any protected area notified under Wildlife (Protection) Act, 1972, Critically Polluted Areas as identified by the CPCB eco-sensitive areas notified under Section3(2) of Environment (Protection)Act,1896 as per Hon'ble National Green Tribunal order dated 9th August 2024	Yes
2	Proposal Number	SIA/MH/INFRA2/555244/2025
3	Name of Project	Expansion in Proposed Residential cum Commercial Project on plot bearing survey No. 99/2/1, 114/4 & 115/2 at Ghodbunder Road, Village

		Kolshet, Dist. Thane, Maharashtra by M/s. Purva Oak Private Limited.
4	Project category	8b (B1)
5	Type of Institution	Private Limited
6	Project Proponent	Name: Mr. Anup Prabhakar Deshmukh
		Reg. Office address: 130/2, Ulsoor Road, Bengaluru
		Contact No. 9967840000
		Email: plethane@puravankara.com
7	Consultant	Enviro Analysts & Engineers Pvt. Ltd. NABET Accreditation No: NABET/EIA/24-27/RA 0355 Validity – 19/06/2027
8	Applied for	Expansion project.
9	Location of the project	Plot bearing survey No. 99/2/1, 114/4 & 115/2 at Ghodbunder Road, Village Kolshet, Dist. Thane, Maharashtra
10	Latitude and Longitude	Latitude: 19°14'44.42"N; Longitude: 72°58'37.77"E
11	Plot Area (Sq.m.)	Total Plot area 51,660.00 NBWL affected plot area – 4150 sq.mt. Revised plot area – 47,510 sq.mt.
12	Deductions (Sq.m.)	16,850.5 sq.mt. NBWL affected area – 1650 sq.mt. Revised deduction – 15,200.5 sq.mt.
13	Net Plot area (Sq.m.)	34,809.5 sq.mt. NBWL affected area – 2500 sq.mt., Revised net plot area – 32,309.5 sq.mt.
14	Ground coverage (m2) & %	18,944.02 sq.mt. (53.47%) NBWL affected area – 1748.00 sq.mt. Revised ground coverage - 17196.02 (53%)
15	FSI Area (Sq.m.)	2,25,924.52 sq.mt.

		NBWL affected area – 32,988.58 sq.mt. Revised FSI area - 1,92,935.94 sq.mt.	
16	Non-FSI (Sq.m.)	1,83,330.91 sq.mt. NBWL affected area – 13,935.81 sq.mt., Revised Non FSI area - 1,69,395.10 sq.mt.	
17	Proposed built-up area (FSI + Non-FSI) (Sq.m.)	4,09,255.43 sq.mt. NBWL affected area – 46924 sq.mt. Revised BUA area – 3,62,331.43 sq.mt.	
18	TBUA (m2) approved by Planning Authority till date.	LOI received dated 30.9.2025 for Total Construction area of 4,09,255.43 sq.mt. (FSI area – 2,25,924.52 sq.mt. + Non FSI area – 1,83,330.91 sq.mt.).	
19	Earlier EC details with Total Construction area, if any.	EC received dated 15.03.2016 under vide No. SEAC-2013/CR-535/TC-1 for total construction area of 1,49,118.00 sq.mt.	
20	Construction completed as per earlier EC (FSI + Non FSI) (Sq.m.)	The construction area of 39,075.85 sqm of construction is done on site till date in accordance with the EC appraised received vide No. SEAC-2013/CR-535/TC-1.	
21	Building Configuration		
	Previous EC / Existing Building		Proposed Configuration
	Building Name	Configuration	Height (m)
	Building Name	Configuration	Height (m)
	Tower 1	Basement + 2 Podium + Part stilt + 31 Floors	110 m (92.0 m from podium top level) (max)
	Tower 1	Basement + Lower St + H1 (Podium 1) + H2 (Podium 2) + H3 + H4 (Podium 3) + 1st to 25th Floors	97.80
	Tower 6	Basement + 3 Podium + Stilt + 25 Floors	92.80
	Tower 6	Basement + Lower Gr. Floor + 1st Podium + 2nd Podium	92.80
			Reason for Modification /Change
			Height reduced due to reduction in no. of floor. (under construction)
			As per approval nomenclature change (under

					+ 1st to 26th Floors		construction)
	Tower 2	Basement + 2 Podium + Part Stilt + 31 Floors		Tower A	Basement 3+ Basement 2+ Ground +1st to 8th Podium + 1st floor + 2nd to 43rd floors	174.90	Construction will not commence until the NBWL NOC is obtained.
	Tower 3	Basement + 2 Podium + Part Stilt + 31 Floors		Tower B	Basement 2 + Basement 1 + Ground +1st to 8th Podium + 1st floor + 2nd to 43rd floors	172.95	Nomenclature & bldg. footprint has been changed.
	Tower 4	Basement + 2 Podium + Part Stilt + 31 Floors		Tower C	Basement 2 + Basement 1 + Ground +1st to 8th Podium + 1st floor + 2nd to 43rd floors	169.75	
	Tower 5	Basement + 2 Podium + Part Stilt + 31 Floors		Tower D	Basement 2+ Basement 1+ Ground +1st to 8th Podium + 1st floor + 2nd to 43rd + 44th (Pt) floors	176.15	
	-	-	-	Tower E	Basement 2+ Basement 1+ Ground +1st to 8th Podium + 1st floor + 2nd to 43rd + 44th (Pt) floors	176.15	Newly Proposed.
	-	-	-	EWS/LIG	Gr + 1st to 11th floors	34.95	

	-	-	-	Commercial Building	Basement + Ground + 1st to 3rd floor	16.85		
	-	-	-	TMC Parking	Basement 2 + Basement 1 + Ground floor	7.75		
22	No. of Tenements			1408 nos.				
23	Total Population (Nos.)			13779 Nos.				
24	Total Water Requirements CMD			Domestic Water – 841 KLD + Flushing Water – 426 KLD + Landscaping – 46 KLD = Total Water Requirement – 1313 KLD				
25	Under Ground Tank (UGT) location			Basement level				
26	Source of Water			TMC				
27	Sewage Generation CMD & % of sewage discharge in sewer line			1149 KLD & 35 % of excess treated water to sewer line.				
28	STP Capacity & Technology			STP of total capacity of 1270 KLD & MBBR				
29	STP Location			Basement Level				
30	Solid Waste Management during Construction Phase			Type	Quantity (Kg/d)	Treatment/disposal		
				Dry waste	25	Will be handed over to a recycler		
				Wet waste	30	Handed over to Municipal waste collector		
				Total Waste	55			
					Topsoil	5315 cum	Being used for landscaping	
					Excavation Debris quantity	107000 cum	Will reusing the approximately 17000 cum quantity in internal plot works & road development &	

				for the remaining debris, NOC that will be obtained in due course.
		Empty cement bags	224000 nos.	To be handed over to local recyclers
		Steel	40 MT	To be handed over to local recyclers
		Aggregates	150 MT	To be used as a layer for internal roads and building boundary wall.
		Broken Tiles	9335 sqm	Waste tiles to be used as China mosaic for terraces.
		Empty Paint Cans (20 liter/ can)	5600 nos.	To be handed over to the recycler
31	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)	Treatment/disposal
		Dry waste	2566	Will be handed over to a recycler
		Wet waste	2747	Composting by OWC - manure produced will be used at a site for landscaping
		E-Waste (kg/year)	5313	Will be collected and sent to MPCB-authorized recyclers.
		STP Sludge	57	Dry sewage sludge will be used as manure

		(dry)		for gardening.
32	R.G. Area in sq.m.	<p>RG required – 3577.18 sq.m</p> <p>RG Provided on mother earth – 3577.60 sq. m.</p> <p>RG provided on Podium – 5168.21</p> <p>Total – 8745.81 sq. m.</p> <p>Existing trees on plot: 127 nos.</p> <p>Number of trees to be cut: 64 nos.</p> <p>Number of trees to be transplanted: 22 nos.</p> <p>Number of trees to be retained: 41 nos.</p> <p>In RG area (net plot area/80 sq.mt.): 435 nos.</p> <p>Trees to be planted as per tree noc (for cutting and transplant) – 1711 nos.</p> <p>Tree to be planted at periphery $(435 - (22 + 41) = 372$ nos.</p> <p>In Miyawaki Plantation (with area): 1333 Nos (444 trees + 444 subtree + 444 canopy) + 444 shrubs</p> <p>Total Number of trees after development: 1768 nos. = 372 nos. newly proposed + 41 nos. retain + 22 nos. transplant + 1333 Miyawaki + (444 shrubs)</p>		
33	Power requirement	<p>During operation phase:</p> <p>Source – MSEDCL</p> <p>Connected load – 21916.68 kW</p> <p>Demand load – 7245 kW</p>		
34	Energy Efficiency	<p>Total energy saving (%): 21</p> <p>Solar saving (%): 5</p>		
35	D.G. set Capacity	<p>Tower A, B, C, D, E – 3 x 750 KVA, Commercial – 1 x 750 KVA, Tower 1 – 1 x 750 KVA, Tower 6 – 1 x 750 KVA, EWS – 1 x 200 KVA</p>		
36	No. of 4-W & 2-W Parking with 25% EV	<p>4W – 2107 nos., 2W – 2589 nos. with 25% EV Charging facility.</p>		
37	No. & capacity of Rainwater harvesting tanks /Pits	<p>RWH tank is proposed considering 2 days holding capacity – 256 cum/day.</p>		
38	Project Cost (Cr.)	<p>Rs. 1885 Cr</p>		

39	EMP Cost	Construction Phase (Rs. in lacs) – Capital Cost: 325 O&M Cost: 50 Operation Phase (Rs. in lacs) – including DMP cost Capital Cost: 2533 O&M Cost: 209
40	CER Details with justification if any....as per MoEF & CC circular dated 01/05/2018	CER will be as per OM DATED 30.9.2020 U/n F.No-22-65/2017.IA.III that supersedes earlier OM dated 1st May,2018.
41	Details of Court Cases/litigations w.r.t the project and project location, if any.	NA

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

Sr. No.	Project Details	Details			
		Unit	As per EC Dated 15 th March 2016 with vide letter No. SEAC-2013/CR-535/TC-1	Proposed	Remarks
1	Plot area	sq.mt.	51,659.67	51,660.00	Increased by 1 sq.m, as per demarcation
2	Deduction	sq.mt.	15,198.18	16850.5	Increased by 1652.32 sq.m
3	Net Plot area	sq.mt.	30,991.46	34809.50	Increased by 3818.04 sq.n
4	FSI area	sq.mt.	64,928.00	2,25,924.52	Increased in FSI due to UDCPR
5	Non FSI area	sq.mt.	84,190.00	1,83,330.91	Increased by 99140.91 sq.m
6	Total Built up area (Construction area)	sq.mt.	149118.00	4,09,255.43	Increased by 260137.43 sq.m
7	Ground-coverage Area: (sqm) % On net	sq.mt.	21,847 (42.30%)	18,944.02 (53.47%)	Decreased by 2902.98 sq.m

	plot				
8	Project Cost	Rs.	Rs. 250 Cr.	Rs. 2140 Cr.	Increase by 1890 Cr

BUILDING CONFIGURATION

	Wings /Bldg No	EC approved Configuration	Height (m)	Wings /Bldg No	Proposed Configuration	Height (m)	Remarks
9	Tower 1	Basement + 2 Podium + Part stilt + 31 Floors	110 m (92.0 m from podium top level) (max)	Tower 1	Basement + Lower St + H1 (Podium 1) + H2 (Podium 2) + H3 + H4 (Podium 3) + 1 st to 25 th Floors	97.80	Height reduced due to reduction in no. of floor (under construction)
	Tower 6	Basement + 3 Podium + Stilt + 25 Floors		Tower 6	Basement + Lower Gr. Floor + 1 st Podium + 2 nd Podium + 1 st to 26 th Floors	92.80	As per approval nomenclature drawing. (under construction)
	Tower 2	Basement + 2 Podium + Part Stilt + 31 Floors		Tower A	Basement 3+ Basement 2+ Ground + 1 st to 8 th Podium + 1 st floor + 2 nd to 43 rd floors	174.90	Nomenclature & 9ldg.. footprint has been changed.

BUILDING CONFIGURATION

	Wings /Bldg No	EC approved Configuration	Height (m)	Wings /Bldg No	Proposed Configuration	Height (m)	Remarks
9	Tower 3	Basement + 2 Podium + Part Stilt + 31 Floors	110 m (92.0 m from podium top level) (max)	Tower B	Basement 2 + Basement 1 + Ground + 1 st to 8 th Podium + 1 st floor + 2 nd to 43 rd floors	172.95	Nomenclature & 9ldg.. footprint has been changed.
	Tower 4	Basement + 2 Podium + Part Stilt + 31 Floors		Tower C	Basement 2 + Basement 1 + Ground + 1 st to 8 th Podium + 1 st floor + 2 nd to 43 rd floors	169.75	
	Tower 5	Basement + 2 Podium + Part Stilt + 31 Floors		Tower D	Basement 2+ Basement 1+ Ground + 1 st to 8 th Podium + 1 st floor + 2 nd to 43 rd + 44 th (Pt)	176.15	

					floors		
					Tower E Basement 2+ Basement 1+ Ground +1 st to 8 th Podium + 1 st floor + 2 nd to 43 rd + 44 th (Pt) floors	176.15	Newly Proposed.
				EWS/LIG	Gr + 1 st to 11 th floors	34.95	
				Commercial Building	Basement + Ground + 1 st to 3 rd floor	16.85	
				TMC Parking	Basement 2 + Basement 1 + Ground floor	7.75	
10	No. of Tenants and shops.	Nos.	1188			1920	Increased.
11	Total no. of population	Nos.	5940			15685	Population increased.
12	Total water requirement	KLD	Domestic: 534 KLD, Flushing: 267 KLD, Landscape: 44 KLD Total = 845 KLD			Domestic: 1013 KLD, Flushing: 512 KLD, Landscape: 46 KLD Total: 1571 KLD	Increased.
13	Wastewater generation	KLD	749			1381	Increased.
14	STP capacity	KLD	750			6 nos. of STPs of total capacity 1525	Increased.
15	STP Technology		MBBR			MBBR	-
16	RWH	Cum	1 x 240			Tower 1 – 1 x 50 cum Tower 6 – 1 x 40 cum Tower A, B, C – 3 x 52 cum Tower D & E – 2 x 29 cum EWS – 1 x 5 cum = 257 cum	Increased.
17	Total Solid waste generation	Kg/Day	Biodegradable – 1782 Non-Biodegradable – 1188 Total waste = 2970			Biodegradable – 3319 Non-Biodegradable – 2947	Increased.

				Total waste = 6266			
18	NO. OF PARKING						
	4 Wheelers	Nos.	1333	Required – 1554 Provided – 2458	Population increased.		
	2 Wheelers		1188	Required – 2571 Provided – 3021	Increased		
19	GREEN BELT DEVELOPMENT						
	Prop. Total R.G.	Sq.mt.	9286.79	RG required – 3577.1 sq.mt. Proposed RG on Mother earth – 3577.6 sq.mt. RG on Podium – 5168.21 sq.mt.	Increased.		
20	POWER REQUIREMENT – MSEDCL						
	Connected Load	kW	7968	25012.63	Increased.		
	Maximum Demand		4751	8288.13			
D. G. sets	KVA	2 x 320	Tower A, B, C, D, E – 3 x 750 KVA Commercial – 1 x 750 KVA Tower 1 – 1 x 750 KVA Tower 6 – 1 x 750 KVA EWS – 1 x 200 KVA	Increased.			
21	EMP Costing	Rs. In lakhs	Construction Phase (Rs. In lacs) Capital Cost: 165 O&M Cost: 25	Operation Phase (Rs. In lacs) – Capital Cost: 355 O&M Cost: 70	Construction Phase (Rs. In lacs) – Capital Cost: 325 O&M Cost: 50	Operation Phase (Rs. In lacs) – Capital Cost: 485 O&M Cost: 90	Increased.

3. PP had obtained earlier EC vide Letter No. SEAC-2013/CR-535/TC-1 dated 15.03.2016 for total BUA of 1,49,118.00 m². Proposal has been considered by SEIAA in its 313th (Day-4) meeting held on 5th December, 2025 and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

SEAC Conditions-

1. PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions

- as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area as per prevailing Hon'ble Supreme Court Order.
2. PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of requirement of EIA notification 2006, amended from time to time.
 3. PP to obtain (i) SWM NOC. PP shall obtain all other relevant NOCs from the competent authority required for proposed project. The planning authority shall not grant an Occupation certificate unless PP obtains all NOCs
 4. 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
 5. PP to complete compensatory tree plantation in lieu of tree cutting/transplantation as mentioned in the tree NOC before actual cutting/transplantation of trees as per the recent Hon'ble High Court order.
 6. 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.
 7. 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.
 8. PP to complete tree plantation within the site during construction phase.
 9. PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.

SEIAA Conditions-

1. PP has provided mandatory RG area of 3577.18m² on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. 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.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. 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.
5. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA III dt.04.01.2019.
6. PP to submit the undertaking regarding there is no construction in Sanjay Gandhi National Park and take NOC from the Sanjay Gandhi National Park. Till then no construction in the prohibited excluded area.
7. P to submit the undertaking for obtaining CFO NOC for TMC parking and PP had submitted the same dated 04.12.2025.

8. SEIAA decided to grant EC for-FSI 1,92,935.94 m², Non FSI- 1,69,395.10 m², total BUA 3,62,331.43 m². (Plan approval No. TMC/HO-3/IDO 29/6722, dated 30.09.2025) (FSI and non FSI restricted as per appraisal as IOD is more for TBUA).

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 Thane (TMC).
7. Regional Officer, Maharashtra Pollution Control Board, Thane.