



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

To,

The Manager

KAPSTONE CONSTRUCTIONS PVT LTD

702, Natraj, M V Road Junction, Western Express Highway, Andheri -
East, Mumbai. -400601

Subject: Grant of Environmental Clearance (EC) to the proposed Project Activity
under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC)
in respect of project submitted to the SEIAA vide proposal number
SIA/MH/INFRA2/438523/2023 dated 31 Jul 2023. The particulars of the
environmental clearance granted to the project are as below.

1. EC Identification No.	EC23B039MH199890
2. File No.	SIA/MH/INFRA2/438523/2023
3. Project Type	Expansion
4. Category	B
5. Project/Activity including Schedule No.	8(b) Townships and Area Development projects.
6. Name of Project	Composite Environmental & CRZ clearance for Proposed expansion in Residential & Commercial Project "Rustomjee Urbania" at Majiwade, Thane (W), Maharashtra by M/s. Kapstone Construction Pvt. Ltd.
7. Name of Company/Organization	KAPSTONE CONSTRUCTIONS PVT LTD
8. Location of Project	MAHARASHTRA
9. TOR Date	N/A

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

Date: 15/12/2023

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

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

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/438523/2023
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Kapstone Construction Pvt. Ltd.,
Majiwade, Thane (W)

Subject : Environment & CRZ clearance for Proposed expansion in Residential & Commercial Project "Rustomjee Urbania" at Majiwade, Thane (W) by M/s. Kapstone Construction Pvt. Ltd.

Reference : Application no. SIA/MH/INFRA2/438523/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 213th meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 267th (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 17th October, 2023.

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

Sr. No.	Description	Details	
1	Proposal Number	SIA/MH/INFRA2/438523/2023	
2	Name of Project	Proposed Expansion in Residential & Commercial project “Rustomjee Urbania” at Majiwade, Thane (w), Maharashtra by M/s. Kapstone Construction Pvt. Ltd	
3	Project category	3(b) B1	
4	Type of Institution	Private	
5	Project Proponent	Name	Mr. Prasad Dhattrak
		Regd. Office address	M/s Kapstone Construction Pvt Ltd. 702, Natraj, M. V. Road Junction, Western Express Highway, Andheri (E), Mumbai
		Contact number	9167929942
		e-mail	prasaddhattrak@rustomjee.com
6	Consultant	Name: Enviro Analysts & Engineers Pvt. Ltd. NABET Accreditation No: NABET/EIA/2124/SA0193 Validity: 18.06.2024	
7	Applied for	Brownfield Project	
8	Location of the project	The project is located at Survey No. 12/1/1, 12/1/2, 12/2, 12/3/1, 12/3/2, 12/4/1, 12/4/2, 12/4/3 13/1/1, 13/1/2, 13/1/3, 13/2/1, 13/2/2, 13/2/3, 13/3/1, 13/3/2, 14/D,E,F,G, 15/1/A,	

		<p>15/1/B, 15/1/C, 15/1/D, 15/2/A, 15/2/B, 15/2/C, 15/3/A, 15/3/B, 15/3/C, 15/3/D, 15/3/E, 15/4/A, 15/4/B, 15/4/C, 15/5/A, 15/5/B, 15/5/C, 16/2/B, 16/2/C, 16/3, 16/4, 16/5, 16/6, 17/3/A, 17/3/B, 17/3/C/1, 17/3/C/2, 17/4/B, 17/4/C/1, 17/4/C/2, 17/5, 17/6/A, 18/3/A, 18/4/A, 18/6/B, 19/1/A, 19/2/1/A, 19/2/1/B, 19/2/1/C, 19/3/1/A, 19/3/1/B, 19/3/1/C, 19/4/1/A, 19/4/1/B, 19/4/1/C, 19/5/1/A, 19/5/1/B, 19/5/1/C, 20/1/1, 20/1/2, 20/2/1, 20/2/2, 20/3/1, 20/3/2, 20/3/3, 20/3/4, 20/3/5, 20/3/6, 20/4/1, 20/4/2, 21/1, 30/2, 30/3, 30/5pt., 30/6pt., 30/7, 35/1/A, 35/1/B, 35/2/A, 35/2/B, 35/3, 35/4, 35/5/A, 35/5/B, 35/6, 35/7, 35/8, 36/1/A, 36/1/B, 36/2, 36/3, 36/4, 36/5, 36/6, 36/7, 37/1/A, 37/1/B, 37/1/C, 37/2/A, 37/2/B, 37/3/A, 37/3/B, 37/3/C, 37/3/D, 37/4/A, 37/4/B, 37/5/A, 37/5/B, 37/6, 37/7/A, 37/9/A, 38/1/A, 38/2, 41/1, 41/2, 41/3, 41/4, 41/5, 41/6, 41/7, 41/8, 41/9, 42/1/A, 42/1/B, 42/1/C, 42/2/A, 42/2/B, 42/2/C, 42/3/A, 42/3/B, 42/3/C, 42/4/A, 42/4/B, 42/5, 42/6, 42/7, 43/1, 43/2, 43/3, 43/4/A, 43/4/B, 43/5, 43/6, 43/7, 43/8, 43/9, 43/10, 43/11, 43/12, 44/1/A, 44/1/B, 44/2, 44/3/A, 44/3/B, 44/4, 44/5/A, 44/5/B, 44/5/C, 44/6/A, 44/6/B, 44/6/C, 44/6/D, 45/1/A, 45/1/B, 45/2/A, 45/2/B, 45/3, 45/4/A, 45/7/A, 48/8/A, 45/9, 45/10, 46/1/A, 46/1/B, 46/2/A, 46/2/B, 46/3/A, 46/3/B, 46/4/A, 46/6/B, 46/7/B, 46/8/A/1, 46/8/A/2, 46/8/B, 47/1/A, 47/3/B, 47/4/A, 47/4/B/1, 47/4/B/2, 47/5/A, 47/5/B/1, 47/5/B/2, 47/6, 47/7, 47/8, 48/1/A, 48/1/B, 48/1/C, 48/2/A, 48/2/B, 48/2/C, 48/3/A, 48/3/B, 48/4, 48/5, 48/6, 48/7, 48/8, 49/1, 49/2, 49/3, 50/1/A, 50/1/B, 50/2, 50/3, 51/1, 51/2, 51/3, 51/4/A, 51/4/B, 51/5/A, 51/5/B, 51/5/C, 51/6/A, 51/6/B, 51/6/C, 51/7/A, 51/7/B, 51/7/C, 51/8/A, 51/8/B, 51/8/C, 51/9/A, 51/9/B, 51/9/C, 53/2-2, 53/2-3, 54/1, 54/2, 54/3, 54/4, 55/1, 55/2, 55/3, 55/4, 55/5, 84/1, 84/2, 84/3, 327/1, 327/2/A, 327/2/B, 327/2/C, 327/2/D, 327/2/E, 327/2/F, 327/2/G, 327/2/H, 327/2/J, 327/4, 328/1, 328/2, 328/3/A, 328/3/B, 328/3/C, 328/3/D, 328/3/F, 328/3/F, 328/3/G, 328/3/H, 328/3/I, 329/1, 329/2, 329/3, 329/4, 329/5/A, 329/5/B, 329/6/A, 345/1/A, 345/1/B, 345/1/C, 345/2/A, 345/2/B, 345/3/A, 345/3/B, 345/4, 345/5, 345/6/A, 345/6/B, 345/7/A, 345/7/B, 345/8, 345/9, 345/10, 345/11/A, 345/11B, 345/12, 345/13, 345/14/A, 345/14/B, 345/15, 345/16, 345/17, 383, 386/2/A, 386/3/A, 386/5/A, 423/1/A, 423/1/B, 423/2/A, 423/2/B, 423/3/A, 423/3/B, 423/3/C, 423/4/A, 423/4/B, 423/5/A, 423/5/B, 423/6/A, 423/6/B, 423/7/A, 423/7/B, 423/8/A, 423/8/B, 423/10, 424/1/A, 424/1/B, 424/3/A, 424/3/B, 424/1/D, 424/6.Majiwada, Thane.</p>
9	Latitude and Longitude	<p>Latitude: 19°12'29.74"N Longitude: 72°59'16.77"E.</p>

10	Plot Area (Sq.m.)	5,23,468.15 Sq.m				
11	Deductions (Sq.m.)	45809.13 sq. m.				
12	Net Plot area (Sq.m.)	4,77,659.02 sq.m				
13	Ground coverage (m ²) & %					
14	FSI Area (Sq.m.)	12,55,975.18 Sq.m				
15	Non-FSI (Sq.m.)	7,88,284.14 Sq.m				
16	Proposed built-up area (FSI + Non FSI) (Sq.m.)	20,44,259.32 Sq.m				
17	TBUA (m ²) approved by Planning Authority till date	Total FSI Area Approved as per LOI dated 13/09/2022: 10,25,738.10 sq.m.				
18	Earlier EC details with Total Construction area, if any.	1. EC- F.No. 21-242/2017-IAIII dated 12/06/2018 for Total Construction Area of 7,71,980.18 sq.m. 2. EC + CRZ- F.No. 11-74/2009-IAIII dated 18/05/2012 for 1,63,446 sq.m. 3. EC- vide SEAC-2013/CR-344/TC-1 dated 25/03/2014 for Total Construction Area of 7,68,055.46 sq.m. 4. EC- 21-468/2007-IAIII dated 06/07/2009 for Total Construction Area of 5,02,600 sq.m.				
19	Construction completed as per earlier EC (FSI + Non FSI) (Sq.m.)	Total Construction done on site as per Previous EC's received: 5,75,483.53 sq.m.				
20	Previous CRZ +EC dated 18/05/2012			Proposed Configuration		Reason for Modification / Change
	Building Name	Configuration	Height (m)	Building Name	Configuration	
	Resi. Plot 3 Residential bldg. 1 & 2	ST+33FL		Resi. Plot 3 Residential bldg. 1 & 2	4B+ St/Gr.+ 54 Fl. + Service Flr. + Recreational FLR	Revised Planning
	Resi. Plot 5 (Inos.)	St+12fl		Resi. Plot 5 (Inos.)	St+12fl	Same config.
	Fire station (resi. Bldg)	St. + 3 flrs.		Fire station (resi. Bldg)	St. + 3 flrs	Same config
	Fire station (comm.)	Gr. + 10 flrs.		Building 4	Gr+ 1 flrs	Revised Planning
	TMC plot Earlier approved as commercial bldg.	St.+17 flr.		TMC plot Earlier approved as commercial bldg. Now	St.+18 flr.	Revised Planning

	Now proposed to be converted into hospital bldg.			proposed to be converted into hospital bldg.			
	School bldg.	St.+6 flrs.		School bldg.	Building deleted	-	-
	Previous EC dated 12/06/2018			Proposed Configuration			Reason for Modification / Change
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
	Residential plot 1	4 nos. (St.+P+27fl)		Residential plot 1	4 nos. (St.+P+27fl)	90.75 m	Remains Same
	Residential plot 2	1 no. (St.+18fl)		Residential plot 2	1 no. (St.+18fl)	55.93 m	Remains Same
	Residential plot 4	4 nos. (St.+P+20fl)		Residential plot 4	4 nos. (St.+P+20fl)	62.65 m	Remains Same
	Residential plot 5	2 nos. (St.+P+32fl)		Residential plot 5	2 nos. (St.+P+32fl)	103.35 m	Remains Same
		1 NO. (St.+P+11 FL)			1 NO. (St.+P+11FL)	40.35 m	
		1 NO. (GR+16FL)			1 NO. (GR+16FL)	49.45 m	
	Residential plot 6 (azziano)	3 nos. (St.+4P+26fl)		Residential plot 6 (azziano)	3 nos. (St.+4P+26fl)	97.77 m	Remains Same
		7 NOS. (St.+4P+36Fl)			7 NOS. (St.+4P+36Fl)	129.99 m	Remains Same
		2 NOS. (St.+4P+36Fl)			2 NOS. (St.+4P+41Fl)	150.725 m	Expansion proposed
	Residential plot 7	3 nos. (St.+2P+27)		Residential plot 7	3 nos. (3B+ St./Gr.+ 54 fl. + ser.fl. + recreational flr)	177.53 m	Change in planning
		2 NOS. (ST.+			2 NOS. (3B+ ST/GR.+ 54	177.53 m	Change in Planning

		P+31)			FL. + ser.fl. + recreational flr).		
	Residential plot 8	1 no. (2B+St.+30fl)		Residential plot 8	1 no. (2B+St.+30fl)	92.00 m	Remains same
	Residential plot 4 (comm.bldg.)	(Gr.+2fl)		Residential plot 4 (comm.bldg.)	(Gr.+2fl)	12.90 m	Remains Same
	School plot 1	(B.+Gr. + 7 flrs.)		School plot 1	(B.+Gr. + 7 flrs.)	30 m	Remains Same
	Health & commercial plot	1 no. (B + Gr. + 18 fl)		Health & commercial plot	Deleted	--	--
	Commercial plot 1	1 no. (St. + P + 19 fl)		Commercial plot 1	1 no. 4B+St./Gr+2P+20 fl.	104.70 m	Revised Planning
	Commercial plot 2	1 no. (Gr. +P+28fl)		Commercial plot 2	1 no. 3B+St/Gr+2P+18 fl.	95.70 m	Revised Planning
	School plot 3	1 no. (B+Gr. + 7 flrs.)		School plot 3	Deleted	--	--
				Residential plot 3	3 bldg. (Bldg no. 3, 4 and 5) 4B+ St/Gr.+ 54 fl. + ser.fl. + recreational flr.	177.53 m	New proposed
				Residential plot 7a	3 bldg. (wing C, D, E) 3B+ St/Gr.+ 54 fl. + ser.fl. + recreational flr	177.53 m	New proposed
					5 bldg. (wing F, G, H, I, J) 3B+ St/Gr.+ 54 fl. + ser.fl. + recreational flr	177.53 m	
					I (Comm.) 3B +G+2Fl	15.60 m	
				TMC Plot	Hospital bldg.2 Gr. + 11 flrs.	47.60 m	New Proposed
					Hospital bldg. 3 Gr. + 3 flrs.	15.20 m	
				Amenity plot	Temple B+ L. Gr. + U.gr. Fl Ht. 27.00 m	27 m	New Proposed

				Social housing	3 Bldgs. (WING A, B, C) 2B+ST.+ 30 Flrs	97.20 m	New Proposed
				Commercial plot 1	BLDG. 2 4B+St./GR.+2P+20 Fl	104.7 m	New Proposed
				Commercial plot 2	Bldg. 2 TO Bldg. 4 3B+St/Gr+2P+18Fl.	95.70 m	New Proposed
					Bldg. 5 3B+St./ Gr.+2P+22 Fl.	113.70 m	
				Commercial plot 3	BLDG. 1 3B+St./Gr.+ 11Fl	54.15 m	New Proposed
21	No. of Tenements & Shops			Residential: 11588 Nos. Commercial: 136 Nos. Hospital: 1 no. - 573 bedded			
22	Total Population			1,00,808 nos.			
23	Total Water Requirements CMD			14180 KLD			
24	Under Ground Tank (UGT) location			Below Ground			
25	Source of water			Thane Municipal Corporation			
26	STP Capacity & Technology			Total Capacity 9700 KLD including ETP for Hospital, MBBR Technology			
27	STP Location			Ground & Basement			
28	Sewage Generation CMD & % of sewage discharge in the sewer line			9635 KLD, 16.45% of sewage discharge in the sewer line after use of treated water for various purposes within the township.			
29	Solid Waste Management during Construction Phase			Type	Quantity (Kg/d)	Treatment / disposal	
				Dry waste	20 kg/day	Will be handed over to a recycler	
				Wet waste	30 kg/day	Handed over to municipal waste collector	
				Construction waste	Topsoil	71636.32 cu.m.	To be used for gardening purpose
					Debris/ excavation	976915 cu.m.	Approximately 10000 cum as for plot levelling & internal road development and remaining 876915 cum will be sent at designated site
					Empty cement	940054 Nos.	To be handed over to local recyclers

			bags		
			Steel	157 MT	To be handed over to local recyclers
			Aggregates	627 MT	To be used as a layer for internal roads and building boundary walls.
			Broken Tiles	25070 sqm	Waste tiles to be used as china mosaics for terraces.
			Empty Paint Cans (20 liter/can)	23501 Nos.	To be sold
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)		Treatment / disposal
		Dry waste	14968 kg/day		Will be handed over to a recycler
		Wet waste	22451 kg/day		Composting by OWC-manure produced will be used at a site for landscaping,
		Bio-Medical Waste	215 kg/day		As per Bio-medical waste management rules
31	R.G. Area in sq.m.	Required -12.50% Garden Park & Playground Area- Req: 59,707.38 sq.m. 10% Sector Level open space req: 28,812.13 sq.m. Total Required: 88,519.51 sq.m. Proposed R.G. on Mother Earth: 79,322.58 sq.m. R.G. on Mother Earth -Roadside Plantation: 10,473 sq.m. R.G. on Mother Earth- Miyawaki: 4160.95 sq.m. Total R.G. on Mother Earth: 93,956.53 sq.m. Proposed R.G. on Basement top – 20,067.23 sqm. Proposed R.G. on Podium- 21661.88 sqm Total Greenbelt Area: 1,35,685.64 sq.m.			
		Existing trees on the plot: 3296			
		Number of trees to be planted: Along Plot Boundary and R.G. area & Miyawaki: 4089 nos.			
		Number of trees to be cut: NIL			
		Number of trees to be transplanted: NIL			
		Total nos. of trees after the development: 7385 nos.			
32	Power requirement	During Operation Phase:			
		Details		MSEDCL	
		Connected load (kW)		146834 KW	
		Demand load (kW)		89189 KW	

33	Energy Efficiency	a) Total Energy saving (%): 18% b) Solar energy (%): 5.6%
34	D.G. set capacity	46 nos. 44287 KVA
35	No. of 4-W & 2-W Parking with 25% EV	Provided 4W- 22000 nos., EV charging for proposed building parking: 4264 nos. Provided 2W-19219 nos., EV charging for proposed building parking: 3254 nos.
36	No. & capacity of Rain water harvesting tanks /Pits	2146 cu.m., 15 nos. of Recharge Pits
37	Project Cost in (Cr.)	Rs.4064 Cr.
38	EMP Cost	a) Construction Phase: Rs. 58 Lakhs/Annum. b) Operation Phase: 1.Capital Cost: Rs. 15225.10 Lakhs. 2.O &M Cost: Rs. 613.96 Lakhs/Annum.
39	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	It will be as per the OM dated 30th September 2020.
40	Details of Court Cases/litigations w.r.t the project and project location, if any.	-

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

Sr. No.	Details	As per EC+CRZ received dated 18 th May 2012	As per EC received dated 12 th June 2018	Proposed Expansion	Remarks
1.	Total Plot Area	2,01,436.82 sq.m (CRZ+Non-CRZ)	3,09,176.4 sq.m.	5,23,468.15 sq.m.	Increase in plot area due to amalgamation
2.	Net Plot Area	2,01,436.82 sq.m.	3,09,176.4 sq.m.	4,77,659.02 sq.m.	Increase due to increase in total plot area
3.	FSI	1,63,446 sq.m.	3,70,689.89 sq.m.	12,55,975.18 sq.m.	Increase as per UDCPR
4.	Non-FSI		4,01,290.29 sq.m.	7,88,284.14 sq.m.	
5.	Total Construction Area		771980.18 sq.m.	20,44,259.32 sq.m.	Increase due to proposed expansion
6.	No. of Tenements	646 nos.	Flats: 5491 Nos. Shops: 72 nos.	Flats: 11588 Nos. Shops: 136 nos. Hospital:	Increase due to proposed expansion

7.	Water Requirement	1089 KLD	4200 KLD (Domestic+ Flushing)	10826 KLD (Domestic+ Flushing)	Increase due to increase in tenements and population
8.	Waste Water Generation		3937 KLD	9635 KLD	Increase due to increase in tenements and population
9.	STP Capacity	1000 KLD	4000 KLD	9700 KLD	Increase in total capacity
10.	STP Technology	MBBR	MBBR	MBBR	No change
11.	Solid Waste generation	5970 kg/day	17834 kg/day	37419 kg/day Bio-Medical Waste: 215 kg/day	Increase due to increase in population, Bio-medical waste on account of proposed hospital
12.	Power Requirement	Connected Load: 16 MW Demand Load: 39.8 MW	Connected Load: 101.3 MW Demand Load: 39.8 MW	Connected Load: 146.8 MW Demand Load: 89.1 MW	Increase in power requirement
13.	D.G. Set Capacity	2500 KVA	6000 KVA	47000 KVA	Increase in capacity of D.G. Sets
13.	Parking provided	2396 nos.	4W- 6518 nos. 2W- 6566 nos.	4W- 22000 nos. 2W- 19219 nos.	Increase in parking requirement due to proposed expansion
14.	Landscape Area	32647 sq.m.	13183.67 sq.m.	121051.69 sq.m.	Increase in green area, this is including reservation for P.G. & Garden
15.	Project Cost	310 cr.	2441 cr.	4064 cr.	Increase in cost of project

BUILDING	CONFIGURATION as per CRZ+EC dated 18 th May 2012	PROPOSED EXPANSION	REMARKS
RESI. PLOT 3 RESIDENTIAL BLDG. 1 & 2	ST+33FL	4B+ ST/GR.+ 54 FL. + SER.FL. + RECREATIONAL FLR Ht. 177.53m.	Change in Planning, yet to be constructed
RESI. PLOT 5 (1NOS.)	ST+12FL	ST+12FL HT. 37.85 M.	Remains same, Building constructed
FIRE STATION (RESI. BLDG)	ST. + 3 FLRS.	ST. + 3 FLRS. HT. 12.05 M.	Remains same, Building constructed
FIRE STATION (COMM.)	GR. + 10 FLRS.	GR+ 1 FLRS HT. 07.10 M.	Floors Reduced

TMC PLOT EARLIER APPROVED AS COMMERCIAL BLDG. NOW PROPOSED TO BE CONVERTED INTO HOSPITAL BLDG.	ST.+17 FLR.	ST.+18 FLR. HT. 69.20 M.	Hospital is proposed
SCHOOL BLDG.	ST.+6 FLRS	DELETED	Building deleted

DESCRIPTION	NO. OF BUILDINGS/WINGS & CONFIGURATION as per EC dated 12 th June 2018	PROPOSED EXPANSION	REMARKS
RESIDENTIAL PLOT 1	4 NOS. (ST+P+27FL)	4 NOS. (ST+P+27FL) HT. 90.75 M.	Remains Same
RESIDENTIAL PLOT 2	1 NO. (ST+18FL)	1 NO. (ST+18FL) HT. 55.93 M.	Remains Same
RESIDENTIAL PLOT 4	4 NOS. (ST+P+20FL)	4 NOS. (ST+P+20FL) HT. 62.65 M.	Remains Same
RESIDENTIAL PLOT 5	2 NOS. (ST+P+32FL)	2 NOS. (ST+P+32FL) HT. 103.35 M.	Remains Same
	1 NO. (ST+P+11FL)	1 NO. (ST+P+11FL) HT. 40.35 M.	Remains Same
	1 NO. (GR+16FL)	1 NO. (GR+16FL) HT. 49.45 M.	Remains Same
RESIDENTIAL PLOT 6 (AZZIANO)	3 NOS. (ST+4P+26FL)	3 NOS. (ST+4P+26FL) HT. 97.77 M.	Remains Same
	7 NOS. (ST+4P+36FL)	7 NOS. (ST+4P+36FL) HT. 129.99 M.	Remains Same
	2 NOS. (ST+4P+36FL)	2 NOS. (ST+4P+41FL) HT. 150.725 M.	5 additional floors proposed
RESIDENTIAL PLOT 7	3 NOS. (ST.+ 2P+27)	3 NOS. (3B+ ST/GR.+ 54 FL. + SER.FL. + RECREATIONAL FLR) Ht. 177.53m.	Change in Planning, yet to be constructed
	2 NOS. (ST.+ P+31)	2 NOS. (3B+ ST/GR.+ 54	Change in Planning, yet to be constructed

		FL. + SER.FL. + RECREATIONAL FLR) Ht. 177.53m.	
RESIDENTIAL PLOT 8	1 NO. (2B+ST+30FL)	1 NO. (2B+ST+30FL) HT. 92.00 M.	Remains Same
RESIDENTIAL PLOT 4 (COMM.BLDG.)	(GR+2FL)	(GR+2FL) HT. 12.90 M.	Remains Same
SCHOOL PLOT 1	SCHOOL BLDG. 1 (B+GR. + 7 FLRS.)	SCHOOL BLDG. 1 (B+GR. + 7 FLRS.) HT. 30.00 M.	Remains Same
HEALTH & COMMERCIAL PLOT	1 NO. (B + GR. + 18 FL)	DELETED	Excluded
COMMERCIAL PLOT 1	1 NO. (ST+ P+19FL)	1 NO. 4B+ST/GR+2P+20 FL. HT. 104.70 M.	Change in Planning, yet to be constructed
COMMERCIAL PLOT 2	1 NO. (GR. +P+28FL)	1 NO. 3B+ST/GR+2P+18 FL. HT. 95.70 M.	Change in Planning, yet to be constructed
SCHOOL PLOT 3	1 NO. ((B+GR. + 7 FLRS.)	DELETED	Excluded
Description	No. of Buildings/wings	Configuration	
RESIDENTIAL PLOT 3	3 BLDG. (BLDG NO. 3, 4 AND 5)	4B+ ST/GR+ 54 FL. + SER.FL. + RECREATIONAL FLR Ht. 177.53m.	
RESIDENTIAL PLOT 7A	3 BLDG. (WING C, D, E)	3B+ ST/GR+ 54 FL. + SER.FL. + RECREATIONAL FLR Ht. 177.53m.	
	5 BLDG. (WING F, G, H, I, J)	3B+ ST/GR+ 54 FL. + SER.FL. + RECREATIONAL FLR Ht. 177.53m.	
	1 (COMM)	3B +G+2FL Ht. 15.60 m	
TMC PLOT	HOSPITAL BLDG.2	GR. + 11 FLRS. HT. 47.60 M	
	HOSPITAL BLDG. 3	GR. + 3 FLRS. HT. 15.20 M	
AMENITY PLOT	TEMPLE	B+ L. GR. + U.GR. FL HT. 27.00 M	
SOCIAL HOUSING	3 BLDG (WING A, B, C)	2B+ST.+ 30 FLRS HT. 97.2 M	
COMMERCIAL PLOT 1	BLDG. 2	4B+ST/GR+2P+20 FL HT. 104.7 M.	

COMMERCIAL PLOT 2	BLDG. 2 TO BLDG. 4	3B+ST/GR+2P+18FL. HT. 95.70 M
	BLDG. 5	3B+ST/GR+2P+22 FL. HT. 113.70 M
COMMERCIAL PLOT 3	BLDG. 1	3B+ST/GR.+ 11FL HT. 54.15 M

3. Proposal is an expansion of existing construction project. Project had received first EC (Non-CRZ plot) from SEIAA dated 06/07/2009 for total plot area of 2,21,094 sq.m, total built up area of 5,02,600 sq.m. PP further received Environmental & CRZ Clearance dated 18/05/2012 as per CRZ notification of 1991 & 2011 for total plot area of 2,01,436.62 sq.m. & total Built-up area of 1,63,446 Sq.m. PP further received expansion in earlier EC dated: 25/03/2014 for total plot area of 3,09,176.40 sq.m. & total built up area of 7,68,055.46 sq.m. PP further obtained revised EC dated 12/06/2018 from EAC/MOEF&CC for a total built up area of 7,71,980 sq.m. PP further obtained revised Environment Clearance vide EC23B000MH146206 dated: 23/02/2023 for total construction area of 18,14,022.24 Sq.Mtrs. which was restricted to Non-CRZ portion having Total Construction Area of 12,13,463.25 Sq.Mtrs. only as PP had not received CRZ clearance at that time for CRZ portion incorporated in the project. PP then obtained recommendation from MCZMA in its 165th meeting dated 21.03.2023 from CRZ point of view for built up area of 4,71,970.27 Sq.Mtrs. (FSI – 1,59,899.12 Sq.Mtrs. & Non-FSI- 3,12,071.15 Sq.Mtrs.). On the basis of recommendation received from MCZMA from CRZ point of view, PP then applied for independent CRZ Clearance, however, as the project attracts provisions of EIA notification, 2006 as well as CRZ Notification, 2019, SEIAA in its 258th meeting dated 11.04.2023 asked PP to apply for Composite Clearance (CRZ+EC). Hence, PP applied for Composite Clearance (CRZ+EC). Proposal has been considered by SEIAA in its 267th (Day-1) meeting held on 17th October, 2023. and decided to accord Environment & CRZ clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions there under as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to obtain following updated NOCs & remarks:
a)Sewer connection; b) SWD NOC; c) CFO NOC; d) Tree NOC; e) SWM/C& D NOC.
3. PP to submit architect certificate mentioning there is no change in plot area, layout, building profile, environmental parameters and locations of environmental services which were appraised in 186th SEAC-2 meeting.
4. PP to submit affidavit mentioning there is no change in plot area, layout, building profile, environmental parameters and locations of environmental services which were appraised in 186th SEAC-2 meeting.
5. PP to obtain certified compliance report of earlier EC dated:23/02/2023 from Regional Office, MOEF&CC, Nagpur.
6. PP to submit undertaking as well as architect certificate mentioning that they have provided all required RG on mother earth as per the Hon'ble Supreme Court order

regarding RG area.

7. PP to submit undertaking that they will comply all conditions mentioned in CRZ recommendation letter dated :21/03/2023 issued by MCZMA.
8. PP to plant 3 nos. of trees per Sq.Mtr. in Miyawaki planation; PP to plant at least 12,000 nos. of trees in 4160.95 Sq.Mtr. area proposed for Miyawaki planation & ensure that patches of Miyawaki plantation is equally distributed throughout the project area; PP to revise nos. & list of trees to be planted accordingly; PP to include the cost of additional tree plantation in EMP.
9. PP to reduce discharge of treated water up to 35% from the project & ensure that treated water parameter is as per NGT norms.

B. SEIAA Conditions-

1. PP has provided mandatory RG area of 88519.51 m² on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. PP to strictly follow the points raised by MCZMA in its 165th meeting dated 21.03.2023.
3. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
4. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
5. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF & CC vide F.No.22-34/2018-IA III dt.04.01.2019.
6. PP has obtained plan approval for – FSI – 1025738.10 m², Non FSI- 788284.14m², Total BUA- 1814022.24 m². (Plan approval No. TMC/HQ-1/TDD-29/2318 dated - 13.09.2022) (FSI restricted as per approval and Non FSI restricted as per appraisal). However, this clearance is restricted for total BUA of 16,85,433.52 m² only (Total BUA of 12,13,463.25 m² for non CRZ part and total BUA of 4,71,970.27 m² for CRZ part).

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.
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4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.
6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.

8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.

9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.



Pravin Darade
(Member Secretary, SEIAA)

Copy to:

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

