

PARIVESH

(Pro-Active and Responsive Facilitation by Interactive, and Virtuous Environmental Single-Window Hub)

ENVIRONMENTAL
CLEARANCE



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

To,

The Engineer

MS TATA MEMORIAL HOSPITAL ACTREC

Engineering Department,

Plot no - 1, Sector 22, Kharghar, Navi-Mumbai, 410210 -410210

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/INFRA2/447448/2023 dated 07 Oct 2023. The particulars of the environmental clearance granted to the project are as below.

1. EC Identification No.	EC24B039MH110605
2. File No.	SIA/MH/INFRA2/447448/2023
3. Project Type	Expansion
4. Category	B
5. Project/Activity including Schedule No.	8(b) Townships and Area Development projects.
6. Name of Project	Application for Amendment & Expansion in EC for proposed Development in Existing Layout of Tata Memorial Centre- ACTREC campus at Plot No. 1 & 2, Sector 22, Kharghar, Tehsil - Panvel, District- Raigad, Maharashtra by M/s. TATA MEMORIAL CENTRE ACTREC.
7. Name of Company/Organization	MS TATA MEMORIAL HOSPITAL ACTREC
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: 06/02/2024

(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/INFRA2/447448/2023
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To

M/s. Tata Memorial Centre ACTREC,
Plot No. 1 & 2, Sector 22, Kharghar,
Tehsil - Panvel, District- Raigad.

Subject : Environment Clearance for proposed for amendment & expansion in EC for proposed Development in existing layout of Tata Memorial Centre- ACTREC campus at Plot No. 1 & 2, Sector 22, Kharghar, Tehsil - Panvel, District- Raigad, Maharashtra by M/s. Tata Memorial Centre ACTREC.

Reference : Application no. SIA/MH/INFRA2/447448/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 218nd meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 272nd (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 13th December, 2023.

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

Sr. No.	Description	Details	
1	Proposal No.	SIA/MH/INFRA2/447448/2023	
2	Name of Project	Amendment and Expansion in EC for proposed development in Existing Layout of Tata Memorial Centre- ACTREC campus at Plot No. 1 & 2, Sector 22, Kharghar, Tehsil - Panvel, District- Raigad, Maharashtra. By M/s. TATA MEMORIAL CENTRE ACTREC	
3	Project category	B Category; 8 (b)	
4	Type of Institution	Govt.	
5	Project Proponent	Name	Tata Memorial Center (TMC) ACTREC
		Regd. Office address	Plot No. 1 & 2, Sector 22, Village Kharghar, Taluka – Panvel, District- Raigad, Maharashtra
		Contact number	9869502468

				E-mail	Satish.bhangale68@gmail.com		
6	Consultant details	Mahabal Enviro Engineers Pvt. Ltd. (NABET ACCREDITATION: QCI/NABET/EIA/ACO/17/00427)					
7	Applied for	Amendment and Expansion in EC					
8	Location of the project	Plot No. 1 & 2, Sector 22, Kharghar, Tehsil - Panvel, District- Raigad, Maharashtra					
9	Latitude and Longitude	Latitude: 19°04'04.67"N and Longitude: 73°03'44.44"E					
10	Plot Area (sq.m.)	2,40,007.49 m ²					
11	Deductions (sq. m.)	Nil					
12	Net Plot area (sq.m.)	2,40,007.49 m ²					
13	Ground coverage (m ²) & %	42,301.98 m ² (17.62%)					
14	FSI Area (sq.m.)	2,40,007.05 m ²					
15	Non-FSI (sq.m.)	75,158.73 m ²					
16	Proposed built-up area (FSI + Non FSI) (sq.m.)	3,15,165.78 m ²					
17	TBUA (m ²) approved by Planning Authority till date	TBUA: 3,15,165.78 m ² (The plan is approved from CIDCO vide No. CIDCO/BP-15162/TPO(NM)/2023/4992 dated. 14.09.2023)					
18	Earlier EC details with Total Construction area, if any.	Obtained the EC vide No. SEAC2013/CR-101/TC-1 dated. 08.04.2023, SEAC2013/CR-101/TC-1 dated. 11.12.2015, SEAC2213/CR-352/TC-II dated. 12.01.2016, SEIAA-EC-0000000352 dated. 04.05.2017, SEIAA-EC-0000000304 dated. 12.01.2018, CIDCO/ACP (BP/DP/NT)/ EC/2018/643 dated. 12.01.2018, SEIAA-EC-2065 dated. 07.11.2019 and the recent EC from SEIAA, Maharashtra vide No. EC23B039MH160026 dated. 23.02.2023 from SEIAA, Maharashtra vide No. vide No. EC23B039MH160026 dated. 23.02.2023 for the plot area of 2,40,007.49 m ² , FSI area of 2,40,007.49 m ² and the Total construction area of 2,98,220.22 m ² .					
19	Construction completed as per earlier EC (FSI + Non FSI) (sq. m.)	The construction work is started as per EC received. As on date, we have constructed 1,52,861.11 m ² on site.					
20	Bldg. Name	Conf g.	Heig ht (m)	Bldg. Name	Config.	Height (m)	Reason for Modification/ Change
	Compound Wall, Project	Ground	4.20 m	Compound Wall, Project	Ground	4.20 m	No change Status:

	House & Guard House			House & Guard House			Completed
Staff Quarters Type II B & III C	G+4 floors	14.40 m	Staff Quarters Type II B & III C	G+4 floors	14.40 m		
Cancer Research Institute (CRI)	G+3 floors	16.80 m	Cancer Research Institute (CRI)	G+3 floors	16.80 m		
Animal House & Service Block	G+4 floors	24.30 m	Animal House & Service Block	G+4 floors	24.30 m		
Ward Block	G + 1 floor		Ward Block	G + 1 floor			
CRC (Clinical Research Centre)	G+3 floors	16.80 m	CRC (Clinical Research Centre)	G+3 floors	16.80 m		
Vasundhara Vishramgruha	G+3 floors	14.40 m	Vasundhara Vishramgruha	G+3 floors	14.40 m		
Faculty Building	G+4 floors	24.30 m	Faculty Building	G+4 floors	24.30 m		
Addition Alteration in Staff Quarter building IIB	G+4 floors	14.40 m	Addition Alteration in Staff Quarter building IIB	G+4 floors	14.40 m		
Center for Cancer Epidemiology (CCE, Achieve, Record Storage)	G+3 floors	16.80 m	Center for Cancer Epidemiology (CCE, Achieve, Record Storage)	G+3 floors	16.80 m		
Achieve & Record Storage	G+4 floors	19.35 m	Achieve & Record Storage	G+4 floors	19.35 m		
Entrance gate Structure	Ground	6.30 m	Entrance gate Structure	Ground	6.30 m		
Asha Niwas Building	G+11 floors	48.75 m	Asha Niwas Building	G+11 floors	48.75 m		
Radiological Research Unit (RRU) and Admin Block	G+7 floors	35.90 m	Radiological Research Unit (RRU) and Admin Block	G+7 floors	35.90 m		
Hematolymphoid Block	G+7 floors	38.39 m	Hematolymphoid Block	G+7 floors			

	Hematolymphoid Block Utility Room & Gas Bank	Ground	5.10 m, 4.55 m	Hematolymphoid Block Utility Room, Mortuary Room & Gas Bank	Ground	5.10 m, 4.80 m & 4.55 m	Hematolymphoid Block Utility Room & Gas Bank: Completed (New addition of Mortuary Room Status: No work started)
	Hadron Project	G+ Upper floors	8.40 m	Hadron Project	G+ Upper floors	8.40 m	No change
	Bio Bank	Ground	3.60 m	Bio Bank	Ground	3.60 m	No change
	TMC Child Care Centre (Non-Hospital)	G+12 floors	48.05 m	TMC Child Care Centre (Non-Hospital)	G+12 floors	48.05 m	No change
20	IROC Building (Hospital)	G+11 floors	53.70 m	IROC Building (Hospital)	G+11 floors	53.70 m	No change (No work started)
	Hostel Building	G+17 floors	54.30 m	Hostel Building	LG+ G+12 floors	42.45 m	Change in planning (No work started)
	Centre for New Biology	G+14 floors	54.90 m	Centre for New Biology	G+14 floors	54.90 m	No change (No work started)
	Shantilal Sanghvi (Hospital)	G+14 floors	59.40 m	Shantilal Sanghvi (Hospital)	G+14 floors	56.70 m	Reduction in height (Ongoing)
	Gate No. 3 (Non-Hospital)	Ground	6.30 m	Gate No. 3 (Non-Hospital)	Ground	6.30 m	No change (Completed)
	Centre for Cancer Epidemiology Bldg. (Existing: G+3)	G+6 floors	35.45 m	Centre for Cancer Epidemiology Bldg.	G+3 floors	16.80 m	3 floors removed from latest EC (Status: G+3)
	Extension of Faculty Building (Non-Hospital)	G+3 floors	24.30 m	Extension of Faculty Building (Non-Hospital)	G+3 floors	24.30 m	No change (Status: Completed)
	MLCP-A	G+7 floors	33.60 m	MLCP-1	G+10 floors	28.80 m	Change in planning (No work

							started)	
	MLCP-B	G+4 floors	21.30 m	MLCP-2	G+4 floors	21.30 m	No change (No work started)	
	Multi-Purpose Hall	G+3 floors	20.10 m	Multi-Purpose Hall	G+3 floors	20.10 m		
	Animal House	G+3 floors	24.30 m	Animal House	G+2 floors	12.60 m	Removal of 1 floor (No work started)	
	Service Block (Non-Hospital)	Ground	8.40 m	Service Block (Non-Hospital)	Ground	8.40 m	No change (Completed)	
	Substation (Asha Niwas)	Ground	5.10 m	Substation (Asha Niwas)	Ground	5.10 m	No change (Completed)	
	-	-	-	Multi-Purpose Hall No. 2	Ground	5.10 m	Newly proposed (No work started)	
	-	-	-	Substation block for Hostel building	Ground	5.10		
	-	-	-	Substation for SSPCC	Ground	5.10		
21	No. of Tenements & Shops	Beds: 1,000 Nos., Residential Existing: 64 Nos. and Residential proposed: 700 Nos.						
22	Total Population	12,276 Nos.						
23	Total Water Requirements CMD	3,910 KLD						
24	Under Ground Tank (UGT) location	Underground						
25	Source of water	CIDCO						
26	a) STP Capacity & Technology b) ETP	a) 3,165 KLD b) 50 KLD						
27	STP Location	Ground						
28	Sewage Generation CMD & % of sewage discharge in sewer line	<ul style="list-style-type: none"> • Sewage Generation: 3,065 KLD, • % Discharge in Municipal sewer line: Zero discharge project 						
29	Solid Waste Management during Construction Phase	Type	Quantity (Kg/d)		Treatment / disposal			
	Dry Waste	18 kg/day		Handed over to local body				
	Wet Waste	12 kg/day		Handed over to local body				
	Construction Waste	5,650 m ³		Will be handled as per Construction Waste Rule, 2016				
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be	Dry waste	4,109 kg/d		Handed over to local body			
		Wet waste	2,358 kg/d		Biomethanation plant of 500 kg/day			

	installed		and Mechanical Composting Units of total 2,000 kg/day							
		Biomedica l Waste	2,332 Kg/d Handed over to Authorized recycler							
31	RG Area in Sq. m.	<ul style="list-style-type: none"> RG required (10% of 2,40,007.49 m²): 24,000.07 m² RG provided on Mother earth: 25,941.74 m² Existing trees on plot: 6,795 Nos. <p>Number of trees to be planted:</p> <ul style="list-style-type: none"> a) In RG & plot boundary area: 2,711 Nos. b) In Miyawaki Plantation (with area): 4,084 Nos. Number of trees already cut: 56 Nos. (already cut for existing development) Number of trees transplanted on site: Nil Total Nos. of trees on plot: 6,795 Nos. 								
32	Power Requirements	<p>During Operation Phase:</p> <table border="1"> <tr> <td>Details/Source</td><td>MSEDCL</td></tr> <tr> <td>Connected load</td><td>32.55 MW</td></tr> <tr> <td>Demand Load</td><td>18.68 MW</td></tr> </table>			Details/Source	MSEDCL	Connected load	32.55 MW	Demand Load	18.68 MW
Details/Source	MSEDCL									
Connected load	32.55 MW									
Demand Load	18.68 MW									
33	Energy Efficiency	<p>Total Energy saving (%): 20.0% Solar energy (%): 5%</p>								
34	D.G. set capacity	<p>Total: 26,190 kVA (4 x 625 kVA, 2 x 500 kVA, 2 x 2,000 kVA, 2 x 1,500 kVA, 2 x 625 kVA, 1 x 320 kVA, 2 x 910 kVA, 4 x 2,000 kVA, 1 x 500 kVA & 3 x 1,000 kVA & 2 x 400 kVA)</p>								
35	No. of 4-W & 2-W Parking with 25% EV	<p>4-W: 750 Nos., 2-W: 1,940 Nos., Nos. of ambulance: 4 Nos. (25% EV Provision will be provided)</p>								
36	No. & capacity of Rain water harvesting tanks /Pits	<p>20 Nos. of Rainwater Harvesting tanks of total 1,700 KL will be provided.</p>								
37	Project Cost in (Cr.)	<p>Rs. 640 Cr. (Including expansion cost wrt earlier EC Rs. 566 Crs.)</p>								
38	EMP Cost	<p>a) Construction Phase: Rs. 55 Lakhs/Annum. b) Operation Phase: 1. Operation phase: Capital Cost: Rs. 4800 Lakh 2.O & M Cost: 243 Lakh/Annum</p>								
39	CER Details with justification if any....as per MoEF & CC circular dated 01/05/2018	<p>Not Applicable (as per MoEF&CC OM F. NO. 22-65/2017-IA.III Dt. 25.02.2021)</p>								
40	Details of Court Cases/litigations w.r.t the project and project location, if any.	<p>No Court case is pending against the project</p>								

The comparative statement showing the details of project as per the earlier EC and the proposed project is as below:

Sr. No	Particulars	As per EC vide No. EC23B039MH160026 dated. 23.02.2023	Proposed Amendment/ Expansion		Remarks
1	Plot Area	2,40,007.49 m ²	2,40,007.49 m ²		No change
3	FSI Area	2,40,007.49 m ²	2,40,007.05 m ²		
4	Non- FSI Area	58,213.22 m ²	75,158.73 m ²		
5	Total construction area	2,98,220.71 m ²	3,15,165.78 m ²		Increased due to change in planning
6	Building Configuration	Bldgs. Details	Bldg. Conf. with height	Bldgs. Details	Bldg. Conf. with height
		Compound Wall, Project House & Guard House	Ground (4.20 m)	Compound Wall, Project House & Guard House	Ground (4.20 m)
		Staff Quarters Type II B & III C	G+4 floors (14.40 m)	Staff Quarters Type II B & III C	G+4 floors (14.40 m)
		Cancer Research Institute (CRI)	G+3 floors (16.80 m)	Cancer Research Institute (CRI)	G+3 floors (16.80 m)
		Animal House & Service Block	G+4 floors (24.30 m)	Animal House & Service Block	G+4 floors (24.30 m)
		Ward Block	G + 1 floor	Ward Block	G + 1 floor
		CRC (Clinical Research Centre)	G+3 floors (16.80 m)	CRC (Clinical Research Centre)	G+3 floors (16.80 m)
		Vasundhara Vishramgruha	G+3 floors (14.40 m)	Vasundhara Vishramgruha	G+3 floors (14.40 m)

	Faculty Building	G+4 floors (24.30 m)	Faculty Building	G+4 floors (24.30 m)	
	Addition Alteration in Staff Quarter building IIB	G+4 floors (14.40 m)	Addition Alteration in Staff Quarter building IIB	G+4 floors (14.40 m)	
	Center for Cancer Epidemiology (CCE, Achieve, Record Storage)	G+3 floors (16.80 m)	Center for Cancer Epidemiology (CCE, Achieve, Record Storage)	G+3 floors (16.80 m)	
	Achieve & Record Storage	G+4 floors (19.35 m)	Achieve & Record Storage	G+4 floors (19.35 m)	
	Entrance gate Structure	Ground (6.30 m)	Entrance gate Structure	Ground (6.30 m)	
	Asha Niwas Building	G+11 floors (48.75 m)	Asha Niwas Building	G+11 floors (48.75 m)	No change (Completed)
	Radiological Research Unit (RRU) and Admin Block	G+7 floors (35.90 m)	Radiological Research Unit (RRU) and Admin Block	G+7 floors (35.90 m)	
	Hematolymphoid Block	G+7 floors (38.39 m)	Hematolymphoid Block	G+7 floors (38.39 m)	
	Hematolymphoid Block Utility Room & Gas Bank	Ground (5.10 & 4.55 m)	Hematolymphoid Block Utility Room, Mortuary Room & Gas Bank	Ground (5.10 m, 4.80 m & 4.55 m)	Hematolymphoid Block Utility Room & Gas Bank: Completed (New addition of Mortuary Room Status: No work started)

		Hadron Project	G+ Upper floors (8.40 m)	Hadron Project	G+ Upper floors (8.40 m)	No change Status: Completed
		Bio Bank	Ground (3.60 m)	Bio Bank	Ground (3.60 m)	
		TMC Child Care Centre (Non-Hospital)	G+12 floors (48.05 m)	TMC Child Care Centre (Non-Hospital)	G+12 floors (48.05 m)	No change Status: No work started
		IROC Building (Hospital)	G+11 floors (53.70 m)	IROC Building (Hospital)	G+11 floors (53.70 m)	No change (No work started)
		Hostel Building	G+17 floors (54.30 m)	Hostel Building	LG+ G+12 floors (42.45 m)	Change in planning (No work started)
		Centre for New Biology	G+14 floors (54.90 m)	Centre for New Biology	G+14 floors (54.90 m)	No change (No work started)
		Shantilal Sanghvi (Hospital)	G+14 floors (59.40 m)	Shantilal Sanghvi (Hospital)	G+14 floors (56.70 m)	Reduction in height (Status: Ongoing)
		Gate No. 3 (Non- Hospital)	Ground (6.30 m)	Gate No. 3 (Non- Hospital)	Ground (6.30 m)	No change (Status: Completed)
		Centre for Cancer Epidemiology Bldg. (Existing: G+3)	G+6 floors (35.45 m)	Centre for Cancer Epidemiology Bldg.	G+3 floors (16.80 m)	3 floors removed from latest EC (Status: G+3 Floors)
		Extension of Faculty Building (Non-Hospital)	G+3 floors (24.30 m)	Extension of Faculty Building (Non-Hospital)	G+3 floors (24.30 m)	No change (Status: Completed)

		MLCP-A	G+7 floors (33.60 m)	MLCP-1	G+10 floors (28.80 m)	Change in planning (No work started)	
		MLCP-B	G+4 floors (21.30 m)	MLCP-2	G+4 floors (21.30 m)	No change (No work started)	
		Multi-Purpose Hall	G+3 floors (20.10 m)	Multi-Purpose Hall	G+3 floors (20.10 m)	No change (No work started)	
		Animal House	G+3 floors (24.30 m)	Animal House	G+2 floors (12.60 m)	Removal of 1 floor (No work started)	
		Service Block (Non-Hospital)	Ground (8.40 m)	Service Block (Non-Hospital)	Ground (8.40 m)	No change Status: Completed	
		Substation (Asha Niwas)	Ground (5.10 m)	Substation (Asha Niwas)	Ground (5.10 m)	No change Status: Completed	
		-	-	Multi-Purpose Hall No. 2	Ground (5.10 m)	Newly proposed Status: No work started	
		-	-	Substation block for Hostel building	Ground (5.10 m)		
		-	-	Substation for SSPCC	Ground (5.10 m)		
9	Population	12,276 Nos.		12,276 Nos.		No change	
10	Water requirement	3,910 KLD		3,910 KLD		No change	
11	Waste water generation	3,065 KLD		3,065 KLD			
12	STP Capacity ETP	3,165 KLD 50 KLD		3,165 KLD 50 KLD			
13	Solid waste	Total: 6,467 kg/day		Total: 6,467 kg/day		No change	

	generation	Biodegradable: 2,358 kg/day Non-Biodegradable: 4,109 kg/day	Biodegradable: 2,358 kg/day Non-Biodegradable: 4,109 kg/day	
		Biomedical Waste: 2,332 kg/day	Biomedical Waste: 2,332 kg/day	
14	Power Requirement	Connected load: 31.95 MW	Connected load: 32.55 MW	Minor increased due to increase in area
		Demand: 18.04 MW	Demand: 18.68 MW	
15	D.G set	Total: 25,390 kVA (4 x 625 kVA, 2 x 500 kVA, 2 x 2000 kVA, 2 x 1500 kVA, 2 x 625 kVA, 1 x 320 kVA, 2 x 910 kVA, 4 x 2000 kVA, 1 x 500 kVA & 3 x 1000 kVA)	Total: 26,190 kVA (4 x 625 kVA, 2 x 500 kVA, 2 x 2000 kVA, 2 x 1500 kVA, 2 x 625 kVA, 1 x 320 kVA, 2 x 910 kVA, 4 x 2000 kVA, 1 x 500 kVA & 3 x 1000 kVA & 2 x 400 kVA)	
16	Green belt development	RG Required: 24,000.07 m ² RG provided on Mother Earth: 25,941.74 m ²	RG Required: 24,000.07 m ² RG provided on Mother Earth: 25,941.74 m ²	No change
17	Parking provided	2-wheeler: 1,940 Nos.	2-wheeler: 1,940 Nos.	Provided as per Norms
		4-wheeler: 750 Nos.	4-wheeler: 750 Nos.	
		Ambulance: 4 Nos.	Ambulance: 4 Nos.	
18	Project cost (Rs.)	Rs. 566 Crs.	Rs. 640 Crs.	Increased by Rs. 74 Crs.

3. Proposal is an expansion of existing construction project. Project had obtained the ECs vide No. SEAC2013/CR-101/TC-1 dated. 08.04.2013, SEAC2013/CR-101/TC-1 dated. 11.12.2015, SEAC2213/CR-352/TC-II dated. 12.01.2016, SEIAA-EC-0000000352 dated. 04.05.2017, SEIAA-EC-0000000304 dated. 12.01.2018, CIDCO/ACP (BP/DP/NT)/ EC/2018/643 dated. 12.01.2018, SEIAA-EC-2065 dated. 07.11.2019 and the recent EC from SEIAA, Maharashtra vide No. EC23B039MH160026 dated. 23.02.2023 for the plot area of 2,40,007.49 Sq.Mtrs., FSI area of 2,40,007.49 Sq.Mtrs. and the Total construction area of 2,98,220.22 Sq.Mtrs. Proposal has been considered by SEIAA in its 272nd (Day-1) meeting held on 13th December, 2023 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:

A. 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 required RG area on mother earth as per

Hon'ble Supreme Court order.

2. PP to obtain following updated NOCs & remarks as per amended plan:
 - a) Water Supply; b) Sewer connection; c) SWD remarks/NOC; d) Final CFO NOC; e) Tree NOC; f) Civil Aviation NOC for proposed height.
3. PP to submit undertaking and architect certificate mentioning that they have provided all required RG on mother earth as per the Hon'ble Supreme Court order regarding RG area.
4. PP to obtain latest certified compliance report of earlier EC from Regional Office, MOEF&CC, Nagpur.
5. PP to reduce discharge of treated water up to 35%; PP to submit undertaking from CIDCO regarding use of excess treated water for Golf course and Central Park.
6. PP to provide details of ETP & include cost of ETP in EMP.
7. PP to submit list of species of trees to be planted in RG area & Miyawaki plantation with area demarcated for Miyawaki plantation.
8. PP to submit undertaking that they will follow guidelines of dust mitigation issued by planning authority/state government; PP to submit bifurcation of mitigation measures along with their cost for reducing air pollution and submit revised EMP of construction phase accordingly.

B. SEIAA Conditions-

1. PP has provided mandatory RG area of 24000.7 m² 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. 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.
5. SEIAA after deliberation decided to grant EC for-FSI-2,40,007.06 m², Non FSI-75,158.73 m², total BUA-3,15,165.79 m². (Plan approval No- CIDCO/BP-15162-TPO/(NM)/2023/4992, dated. 14.09.2023) (Restricted as per approval)

General Conditions:

a) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.

- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100% treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in
- XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any,

were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.

XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

- I. PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.
- II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
- III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
- IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
- V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
- VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
- VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.

5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.
6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.
8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.



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, Raigad.
6. Commissioner, Panvel Municipal Corporation
7. Regional Officer, Maharashtra Pollution Control Board, Navi Mumbai.