



File No: SIA/MH/INFRA2/524837/2025

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,

Sanjay Shankarrao Dahedar
CIDCO
CIDCO Bhavan, CBD Belapur, Navi Mumbai , Thane, THANE, MAHARASHTRA, CIDCO Bhavan,
CBD Belapur, Navi Mumbai, 400614
pmay.cidco@gmail.com

Subject: Grant of prior Environmental Clearance (EC) to the proposed project under the provision of the EIA Notification 2006 -regarding.

Sir/Madam,

This is in reference to your application submitted to SEIAA vide proposal number SIA/MH/INFRA2/524837/2025 dated 28/08/2025 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.	EC25B3812MH5779214N
(ii) File No.	SIA/MH/INFRA2/524837/2025
(iii) Clearance Type	Fresh EC
(iv) Category	B1
(v) Project/Activity Included Schedule No.	8(b) Townships/ Area Development Projects / Rehabilitation Centres Pradhan Mantri Awas Yojana (PMAY) Housing Scheme with Shops & Truck Terminal Facility at Plot No. 1A, of Sector 19 Vashi, Taluka & District Thane, State Maharashtra by M/s. City and Industrial Development Corporation of Maharashtra Limited (CIDCO).
(vii) Name of Project	
(viii) Name of Company/Organization	CIDCO
(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.:

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 Form-1 (Part A, B and C)/ EIA & EMP Reports / presented during SEIAA are annexed to this EC as Annexure (1).
6. The SEIAA, in its meeting held on , 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. Sanjay Shankarrao Dahedar 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 operational 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

1. Specific Condition

S. No	EC Conditions																						
1.1	<table> <tr> <th data-bbox="336 376 454 409">Sr. No.</th><th data-bbox="454 376 1473 409">Conditions</th></tr> <tr> <td data-bbox="336 409 454 595">1.</td><td data-bbox="454 409 1473 595">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.</td></tr> <tr> <td data-bbox="336 595 454 741">2.</td><td data-bbox="454 595 1473 741">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. PP also to submit an undertaking that; the construction carried out on site is as per earlier EC.</td></tr> <tr> <td data-bbox="336 741 454 853">3.</td><td data-bbox="454 741 1473 853">PP to obtain revised NOCs (i) C & D Waste Management NOC (ii) SWM NOC (iii) Water NOC (iv) CFO NOC. The planning authority shall not issue commencement certificate unless PP obtains all NOCs.</td></tr> <tr> <td data-bbox="336 853 454 1039">4.</td><td data-bbox="454 853 1473 1039">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.</td></tr> <tr> <td data-bbox="336 1039 454 1151">5.</td><td data-bbox="454 1039 1473 1151">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.</td></tr> <tr> <td data-bbox="336 1151 454 1240">6.</td><td data-bbox="454 1151 1473 1240">No natural water courses be altered/disturbed in proposed development without permission from the competent authority.</td></tr> <tr> <td data-bbox="336 1240 454 1386">7.</td><td data-bbox="454 1240 1473 1386">PP to design storm water drain to arrest silt and sediment flows from soil. The drains shall be regularly desilted particularly after monsoon season and maintained properly. The SWD (size gradient and length) shall be constructed for design capacity keeping 50% safety margin over and above peak rainfall (based on 50-year data).</td></tr> <tr> <td data-bbox="336 1386 454 1476">8.</td><td data-bbox="454 1386 1473 1476">PP to provide on line air quality monitoring system along with provision of legible display board (Digital) of air quality status on 24x7 basis and include cost in EMP</td></tr> <tr> <td data-bbox="336 1476 454 1565">9.</td><td data-bbox="454 1476 1473 1565">PP to complete tree plantation within the site during construction phase.</td></tr> <tr> <td data-bbox="336 1565 454 1655">10.</td><td data-bbox="454 1565 1473 1655">PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.</td></tr> </table>	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. PP also to submit an undertaking that; the construction carried out on site is as per earlier EC.	3.	PP to obtain revised NOCs (i) C & D Waste Management NOC (ii) SWM NOC (iii) Water NOC (iv) CFO NOC. The planning authority shall not issue commencement certificate unless PP obtains all NOCs.	4.	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.	5.	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.	6.	No natural water courses be altered/disturbed in proposed development without permission from the competent authority.	7.	PP to design storm water drain to arrest silt and sediment flows from soil. The drains shall be regularly desilted particularly after monsoon season and maintained properly. The SWD (size gradient and length) shall be constructed for design capacity keeping 50% safety margin over and above peak rainfall (based on 50-year data).	8.	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	9.	PP to complete tree plantation within the site during construction phase.	10.	PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.
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. PP also to submit an undertaking that; the construction carried out on site is as per earlier EC.																						
3.	PP to obtain revised NOCs (i) C & D Waste Management NOC (ii) SWM NOC (iii) Water NOC (iv) CFO NOC. The planning authority shall not issue commencement certificate unless PP obtains all NOCs.																						
4.	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.																						
5.	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.																						
6.	No natural water courses be altered/disturbed in proposed development without permission from the competent authority.																						
7.	PP to design storm water drain to arrest silt and sediment flows from soil. The drains shall be regularly desilted particularly after monsoon season and maintained properly. The SWD (size gradient and length) shall be constructed for design capacity keeping 50% safety margin over and above peak rainfall (based on 50-year data).																						
8.	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																						
9.	PP to complete tree plantation within the site during construction phase.																						
10.	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	Pradhan Mantri Awas Yojana (PMAY) Housing Scheme with Shops & Truck Terminal Facility at Plot No. 1A, of Sector 19 Vashi, Taluka & District Thane, State Maharashtra by M/s. City and Industrial Development Corporation of Maharashtra Limited (CIDCO).	
b.	Latitude and Longitude of the project site	19.07430149310229,73.00286439334529 19.07709239922431,73.00498147830346	
c.	Land Requirement (in Ha) of the project or activity	Nature of Land involved	Area in Ha
		Non-Forest Land (A)	5.67
		Forest Land (B)	0
		Total Land (A+B)	5.67
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)	71800	
g.	EMP Cost (in lacs)	800	
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
NA	Product	22.87	1.23	24.1	Hectares (Ha)	Road

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/524837/2025
Environment & Climate Change
Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. City and Industrial Development
Corporation of Maharashtra Limited (CIDCO).
Plot No. 1A, of Sector 19 Vashi,
Taluka & District Thane.

Subject : Environmental Clearance for Pradhan Mantri Awas Yojana (PMAY) Housing Scheme with Shops & Truck Terminal Facility at Plot No. 1A, of Sector 19 Vashi, Taluka & District Thane, State Maharashtra by M/s. City and Industrial Development Corporation of Maharashtra Limited (CIDCO).

Reference : Application no. SIA/MH/INFRA2/524837/2025.

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-II in its 249th meeting under screening category 8 (a) B2 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.	Description	Details		
1	Proposal Number	ToR: SIA/MH/INFRA2/488242/2024 EC: SIA/MH/INFRA2/524837/2025		
2	Name of Project	Pradhan Mantri Awas Yojana (PMAY) Housing Scheme is located at Plot no. 1A, Sector 19 at Vashi Truck Terminus, Navi Mumbai, Taluka & District: Thane, Maharashtra by M/s. City and Industrial Development Corporation of Maharashtra Limited		
3	Project category	8(a)B1		
4	Type of Institution	Government		
5	Project Proponent	Name	Mr. Sanjay S. Dahedar. (Superintending Engineer)	
		Regd. Office address	CIDCO Bhavan, CBD Belapur, Navi Mumbai, Thane, Maharashtra-400614.	
		Contact number	9820400946	
		e-mail	pmay.cidco@gmail.com	

6	Consultant	Open Arch Design and Enviro Solutions LLP Office No. 1104 &1005, Real Tech Park, Sector 30 A, Near Vashi Railway Station Vashi, Navi Mumbai- 400705. Accreditation No: NABET/EIA/24-27/RA 0356, validity up to 22/05/2027			
7	Applied for	Expansion Project			
8	Location of the project	Plot no. 1A, Sector 19 at Vashi Truck Terminus, Navi Mumbai, Taluka & District: Thane, Maharashtra			
9	Latitude and Longitude	Latitude: 19°4'32.56"N, Longitude- 73°0'14.04"E			
10	Plot Area (Sq.Mt.)	55,963.09 Sq. Mt			
11	Deductions (Sq.Mt.)	8,394.464 Sq.Mt.			
12	Net Plot area (Sq.Mt.)	47,568.63 Sq.Mt.			
13	Ground coverage (m2) & %	41,591.808 Sq. Mt			
14	FSI Area (Sq.Mt.)	1,06,553.401 Sq. Mt			
15	Non-FSI (Sq.Mt.)	1,34,461.549 Sq. Mt			
16	Proposed built-up area (FSI + Non - FSI) (Sq.Mt.)	2,41,014.949 Sq. Mt			
17	TBUA (m2) approved by Planning Authority till date	FSI area (sq. m.): - 1,06,553.401 sq m Non FSI area (sq. m.): - 1,34,461.548 sq m Built-up area (sq. m.): - 2,41,014.95 sq m Sanction B.P. no: - CIDCO/Sr. Arch (BP-IHP- 117/2021/000159) Date of Approval: 12/05/2021			
18	Earlier EC details with Total Construction area, if any.	2,28,758.30 Sq.mt. dated 31.03.2020			
19	Construction completed as per earlier EC (FSI + Non FSI) (Sq.Mt.)	As Per Architect Certificate			
20	Details of Building Configuration :		Reason for Modification / Change		
Previous EC / Existing Building			Proposed Configuration		
Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)

	EWS B(R)	11 Building – Ground + Podium+ + Podium Stilt + 20 Floor Each	70.85	Residential + Commercial + Truck Terminal Facility (E-B-02 TO EB-05, E-B- O7 TO E-B-09, E-B-11 TO E- B-14)	11 Building: Ground + Podium+ + Podium Stilt + 24 Floor Each	83.75	Expansion Project
	EWS C(R)	04 Building – Ground + Podium+ + Podium Stilt + 22 Floor Each	76.65	Residential + Commercial + Truck Terminal Facility (E-C-01, E- C-06, E-C-10, E- C-15)	04 Building: Ground + Podium+ + Podium Stilt + 24 Floor Each	83.75	
	Commercial Building	02 Building – Ground Floor	7.20	NA	NA	NA	
	Truck Terminal Facility	02 Building – Ground Floor	7.20	NA	NA	NA	
	Community/ Fitness Centre	Ground Floor	6.00	Community/ Fitness Centre	01 Building - Ground Floor	6.00	
21	No. of Tenements & Shops			Resi. Tenement – 3,131 Nos. Commercial Shop- 48 Nos.			
22	Total Population			Residential Users – 15,655 Nos. Commercial Users – 1,890 Nos.			
23	Total Water Requirements CMD			2261.5 CMD			
24	Under Ground Tank (UGT) location			Below Ground			
25	Source of water			CIDCO			

26	Sewage Generation CMD & % of sewage discharge in sewer line	1838.88 KLD
27	Capacity STP & Technology	STP- 870 KLD (T1 to T7) STP-975 KLD (T8 to T15)
28	STP Location	Underground
29	Effluent generation	199.50 KLD
30	Capacity of ETP & Technology	200 KLD Secondary & Tertiary Treatment

31	Solid Waste Management during Construction Phase	Type	Quantity (Kg/d)	Treatment / disposal
		Dry waste	NA	NA
		Wet waste	NA	NA
		Construction waste	Excavation: 34827 cum	Top Soil: 3485 cum, Filling in Plinth: 31342 cum
32	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)	Treatment / disposal
		Dry waste	4725.59 kg/day	Dry waste will be sent for recycling agency
		Wet waste	3150.392 kg/day	Wet waste will be converting to compost by using OWC
		E-Waste	50.66 kg/day	Handed over to Authorized Vendor
33	R.G. Area in Sq.Mt.	STP Sludge (dry)	145.2 kg/day	STP sludge sent to SWM site for converting in to compost
		RG required – 5596.31 Sq.Mt		
		RG provided on Mother earth – 5610.304 Sq.Mt		
		Total Podium Stilt RG – 8309.903 Sq.Mt		
		Total RG Area – 13920.207 Sq.Mt		
		Existing trees on plot: 183 Nos.		
		Number of trees to be cut: 81 Nos.		
		Number of trees to be transplanted: 22 Nos.		
		Number of trees to be planted: 206 Nos.		

34	Power requirement	Source of power supply: MSEDCL During Operation phase (Connected load): 9542.3 kVA During Operation phase (Demand load): 5956.1 kW
35	Energy Efficiency	Total Energy saving (%): 14.97% Solar energy (%): 5 %
36	D.G. set capacity	DG sets of capacity 1X 1010 kVA
37	No. of 4-W & 2-W Parking with 25% EV	Res. – 783 Nos. Comm. – 71 Nos. Total – 854 Nos. Visitors – 85 Grand Total – 939 Nos.
38	No. & capacity of Rain water harvesting tanks /Pits	2 Tanks Nos. of RWH Tanks of total capacity 290 KL 5 – Surface Recharge Pits 5 – Roof Top Recharge Pits
39	Project Cost in (Cr.)	Previous EC Project Cost: - 622.03 Cr. Expansion EC Project Cost: - 95.97 Cr. Total EC Project Cost: - 718 Cr.
40	EMP Cost	a) Construction Phase: 1.Capital Cost: 97.84 Lakhs 2.O & M Cost: 6.86 Lakhs b) Operation Phase: 1.Capital Cost: 1991.61 Lakhs 2.O & M Cost: 85.42 Lakhs
41	CER Details with justification if any....as per MoEF & CC circular dated 01/05/2018	According to OM no. F. No. 22-65/2017-IA dated 20.10.2020, CER activity are mentioned in the Environment Management Plan
40	Details of Court Cases/litigations w.r.t the project and project location, if any.	No

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

Sr. No.	Description	Earlier EC vide SIA/MH/MIS/5132 1/2019 dated 31/03/2020	Proposed Expansion	Remark	Justification
(1)	(2)	(3)	(4)	(5)	(6)
1	Plot Area	56,720.00 sq m	55,963.09 sq.m	Plot area ↓ 756.91 sq.m	Plot Area Decrease as

					per physical on-site survey
2	FSI Area	98,978.84 sq.m	1,06,553.401 sq.m	FSI area ↑ 7,574.56 sq.m	For maximum utilisation of FSI
3	Non-FSI Area	1,29,779.46 sq.m	1,34,461.549 sq.m	Non-FSI area ↑ 4,682.09 sq.m	As per floors increased
4	Total Built-up Area (FSI & Non-FSI)	2,28,758.30 sq.m	2,41,014.95 sq.m	BUA ↑ 12,256.65 sq.m	As per floors increased
5	Building Configuration	<p>EWS Type B (Residential) – 11 Buildings: Ground + Podium + Podium/Silt + 20 Floors each</p> <p>EWS Type C (Residential) – 4 Buildings: Ground + Podium + Podium/Silt + 22 Floors each</p> <p>2 Nos. of Commercial Buildings: Ground</p> <p>2 Nos. of Truck Terminal Facility: Ground</p> <p>Community/Fitness Centre</p>	<p>(E-B-02 TO E-B-05, E-B-07 TO E-B-09, E-B-11 TO E-B-14) – 11 Buildings: Ground + Podium Stilt + 24 Floor</p> <p>(E-C-01, E-C-06, E-C-10, E-C-15) – 4 Buildings: Ground + Podium + Stilt + 24 Floor</p> <p>02 Building – Ground Floor</p>	<p>Configurations revised – Floors ↑ (20/22 → 24)</p>	<p>Buildings were Earlier proposed (G+P+PS+20/22) to maintain the building type configuration similar for all sites for the ease of construction due to MI-VAN construction Technology. Later Building height revised to (G+P+PS+24) for the maximum consumption of FSI.</p>
6	Total Population	11,450 Nos.	15,655 Nos.	Population ↑ 4,205 persons	As per Tenement increased
7	Water Requirement	1,650 KLD	2,261.50 KLD (Fresh + Reused) 2,279.72 KLD (as per sanction plan)	Water demand ↑ 611.5 KLD	As per Tenement increased

8	Sewage Generation	1,294 KLD	1,838.88 KLD	Sewage generation ↑ 544.88 KLD	As per Tenement increased
9	STP Capacity and Technology	Sewage: 2 Nos. of STP of total capacity 1300 KLD Effluent: 1 No. of ETP of Capacity: 25 KL/Hour	Sewage: 2 Nos. of Sewage Treatment Plant of Capacities 870 KLD and 975 KLD. Total Capacity of Sewage Treatment Plant: 1,845 KLD Effluent: 1 No. of Effluent Treatment Plant of Capacity: 200 KLD	STP capacity ↑ 545 KLD; ETP : Same Capacity (No Change)	As per Tenement increased
10	STP Location	Below Ground	Below Ground	Same (No change)	Same No Change
11	RG area required and provided	Required RG Area (15%): 8,508.00 sq.m Recreational Open Space (15%): 8,508.00 sq.m	Required RG Area (10%) on Mother Earth: 5,596.31 sq.m Provided RG Area (10.02%) on Mother Earth: 5,610.304 No. of Trees to be planted: 248 Nos. 2. Miyawaki Area: 242 sq.m No. of Trees in Miyawaki: 672	RG requirement ↓ 2,911.69 sq.m (15% → 10%) Miyawaki Proposed (5%)	RG Area revised as per Unified development control regulations (UDCPR)
12	Energy Requirement	Connected Load: 9,612 KW Maximum Demand: 5,757 KW	Connected Load: 9,542.3 kVA Maximum Demand Load: 5956.1 kVA	Connected load ↓ 69.7 (kW/kVA); Demand ↑ 199.1 (kW/kVA)	As per Tenement increased the Demand Load also increased
13	Total Energy Saving	21 %	14.97 %	Energy saving ↓ 6.03 %	Based on Energy Calculations

14	Energy Saving by Solar	4%	Solar Lighting: 4.5 %	Solar saving ↑ 0.5 %	Based on Energy Calculations
15	No. of DG Sets and capacity	For Infrastructure: 2 of 325 KVA For Buildings: 1 of 250 kVA, 1 of 200 kVA. 6 of 160 kVA & 6 of 125 kVA For Truck Terminal: 1 of 250 kVA	1 x 1010 kVA	DG sets consolidated: Many small → 1×1010 kVA	DG sets consolidated: Many small → 1×1010 kVA
16	Solid Waste Generation	Non-Biodegradable waste: 2,967 kg/day Bio-degradable waste: 1,978 kg/day	Total Solid Waste: 7,875.98 kg/day Bio-Degradable Waste: 3,150.392 kg/day Non-Biodegradable Waste: 4,725.59 kg/day E-waste: 50.66 kg/day	Solid waste ↑ 2,930.98 kg/day; Bio ↑ 1,172.39; Non-Bio ↑ 1,758.59; E-waste added 50.66 kg/day	As per Tenement increased
17	OWC Capacity	Area provision for solid waste management: 165.00 sq.m	2 Nos. of Organic Waste Converter of Capacities 2,194.696 KLD and 955.696 KLD. Total Capacity of Organic Waste Converter: 3,150.392 KLD	OWC capacity ↑ to 3,150.392 (from area provision 165 sq.m)	As per Tenement increased
18	Parking	2 Wheelar: 80 Nos. 4 Wheelar: 1000 Nos. Trucks: 325 Nos.	Residential Parking: 783 Paraplegic Parking: 30 Commercial Parking: 71 Truck Parking: 256 Visitors: 85	Parking revised: Resi 783; Paraplegic 30; Comm 71; Truck ↓ 69 nos	Residential and commercial parking as per revise tenements And Truck parking as per Transport requirement.

19	EMP Cost	Construction Phase: Set up cost: Rs. 97.84 Lakhs Operational Phase Set up Cost: Rs. 595.34 Lakhs O & M Cost: Rs. 80.74 Lakhs/annum	EMP Cost: During Operation Phase: Capital Cost: Rs. 1,991.61 O & M Cost: Rs. 85.42	EMP Capital ↑ ₹1,396.27 L; O&M ↑ ₹4.68 L/yr	Inflation			
20	Rain Water harvesting	2 Nos. of RWH Tanks of total Capacity 290 KL	2 Nos. of Rain Water Harvesting Tank of capacities 140 KL and 150 KL Total Capacity of Rain Water Harvesting: 290 KL	Same (290 KL)	Unchanged			
21	Number of Recharge pits and sizes of the pits	10 Nos. of recharge pits Sizes: Recharge pits of 2.00 m deep and 1.00 m diameter of pre-cast RCC rings with 6.5” dia. X 25 m deep bore well	10 Nos. of recharge pits Sizes: 1.50 m. X 2.00 m. X 3.00. via 0.9 m. Dia.	Recharge pit size revised (2×1×2 m → 1.5×2×3 m with borewell)	Minor Design Change			
22	Details of UGT tanks – Number and Capacity	Residential: Domestic: 923 KL Flushing: 479 KL Firefighting: 600 KL 2. Truck Terminal: Domestic & Flushing: 42 KL Firefighting: 100 KL	Cluster Details	UGT Capacities (Litres)			1. Resident ial: Firefight ing: ↓ 200 KL 2. Truck Terminal Firefight ing: No Change Domesti c & Flushing : ↑ 6,67.87 KL	Revised as per Unified develop ment control regulati ons (UDCP R)
				Firefig hting	Domestic	Flushi ng		
			Cluster 1 (Buildi ng 1 to 7)	2,00,000	5,87,000	2,96,000		
			Cluster 2 (Buildi ng 8 to 15)	2,00,000	7,46,750	3,83,986		
		Truck Termin al	1,00,000	98136.0805	Truck Termin al			
23	CER	CER Plan as per the MoEF	CER Plan as per MoEF & CC vide F.No.22-65/2017-IA.III dated 30 th September, 2020		As per MoEF & CC Office	CER will be provided as per prevailing MoEF & CC directions.		

		& CC circular dated 01/05/2018 Project Cost: Rs. 622.03 Crores Cost of CER: Rs. 6.22 Crores (1.0 % of Project Cost)		Memoran dum dated 30 th Septembe r, 2020	
--	--	--	--	---	--

3. PP had obtained earlier EC vide SIA/MH/MIS/51321/2019 dated 31/03/2020 for total BUA of 2,28,758.30 m². Proposal has been considered by SEIAA in its 313th (Day-3) meeting held on 4th 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. PP also to submit an undertaking that; the construction carried out on site is as per earlier EC.
3. PP to obtain revised NOCs (i) C & D Waste Management NOC (ii) SWM NOC (iii) Water NOC (iv) CFO NOC. The planning authority shall not issue commencement certificate unless PP obtains all NOCs.
4. 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.
5. 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.
6. No natural water courses be altered/disturbed in proposed development without permission from the competent authority.
7. PP to design storm water drain to arrest silt and sediment flows from soil. The drains shall be regularly desilted particularly after monsoon season and maintained properly. The SWD (size gradient and length) shall be constructed for design capacity keeping 50% safety margin over and above peak rainfall (based on 50-year data).

8. 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.
9. PP to complete tree plantation within the site during construction phase.
10. 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 5596.31 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. 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. SEIAA decided to grant EC for-, FSI area of 1,06,553.401 m2, Non FSI area of 1,34,461.549 m2 and total BUA of 2,41,014.949 m2. (Plan approval No- CIDCO/SR. ARCH.(BP-IHP)/BP-IHP-117/2025/761/(E-451821 R-452459)), dated 14/11/2025) (FSI restricted as per approval and non FSI as per appraisal)

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. Managing Director, CIDCO.
7. Regional Officer, Maharashtra Pollution Control Board, Raigad.