



File No: SIA/MH/INFRA2/583319/2026

State Environment Impact Assessment Authority (SEIAA), Maharashtra

(Constituted as per the provision of EIA Notification, 2006, as amended by the Ministry of Environment, Forest and Climate Change, Government of India)

Date 26/08/2026



To,

Sunil Janardan Patil

AMAZON DATA SERVICES INDIA PRIVATE LIMITED

Amazon Data Services Pvt. Ltd. Block E, 14th Floor, Unit Nos. 1401 to 1421, International Trade Tower, Nehru Place, New Delhi, NEW DELHI, DELHI, --, 110019

sjpatil@amazon.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/INFRA2/583319/2026 dated 27/06/2026 for grant of prior Environmental Clearance (EC) to the proposed project under the provision of the EIA Notification 2006 and as amended thereof.

2. The particulars of the proposal are as below :

- | | |
|--|---|
| (i) EC Identification No. | EC26B3813MH5675162N |
| (ii) File No. | SIA/MH/INFRA2/583319/2026 |
| (iii) Clearance Type | Fresh EC |
| (iv) Category | B1 |
| (v) Project/Activity Included Schedule No. | 8(b) Townships/ Area Development Projects / Rehabilitation Centres
Proposed Data Centre Campus "BOM 105" in Plot DC-01 at village Asode and village Burdul, situated at sector D1 of the Integrated Township Project Taluka – Ambernath & Thane District- Thane by M/s. AMAZON DATA SERVICES INDIA PVT. LTD. |
| (vii) Name of Project | AMAZON DATA SERVICES INDIA PRIVATE LIMITED |
| (viii) Name of Company/Organization | THANE, MAHARASHTRA |
| (ix) Location of Project (District, State) | SEIAA |
| (x) Issuing Authority | No |
| (xi) Applicability of General Conditions as per | |

3. **Plot/Survey Khasra Nos.:** SY. NO. 1/1 , 1/2 , 1/3 , 1/4A , 1/4B , 1/4C , 1/5 , 1/6 , 1/7 , 1/8 , 1/9(pt) , 1/10(pt) , 1/11 , 1/12 , 2/2(pt) , 2/3(pt) , 2/4 , 2/5 , 2/6(pt) , 2/7(pt) , 3/3(pt) , 3/4(pt) , 31/2 , 31/4A(pt) , 31/4C(pt) , 31/4D , 31/5 , 31/6 , 31/7(pt) , 31/8(pt) , 31/9(pt) , 48/7A , 48/7B(pt) , 49/1(pt) , 49/2(pt) , 49/3 , 50 , 51/1 , 51/2 , 51/3 , 51/4A , 51/4B , 51/5 , 51/6 , 52/1/1 , 52/1/2A , 52/1/2B , 52/1/3 , 52/1/4 , 52/2 , 52/3 , 52/4 , 53/1A , 53/1B , 53/2 , 53/3 , 53/4 , 53/5 , 53/6 , 53/7 , 53/8 , 54/1/1 , 54/1/2 , 54/1/3 , 54/2 , 54/3 , 54/4/1 , 54/4/2 of village Asode , SY. NO. 6/2/1 , 6/2/2 , 6/3A , 6/3B , 6/4(pt) , 6/7 , 6/8/1 , 6/8/2 , 6/9 , 52/10 , 66/19 , 66/20 , 67/3 , 68/2 OF village Burdul ,
4. 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.
5. The above-mentioned proposal has been considered by SEIAA in the meeting held on 13/05/2026. 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](#).
6. 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).
7. 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.
8. 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 SEIAA Appraisal Committee hereby accords Environment Clearance to the instant proposal of M/s. Sunil Janardan Patil 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)
9. The issuing authority reserves the right to stipulate additional conditions, if found necessary.
10. 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.
11. The Project Proponent is under obligation to implement commitments made in the Environment Management Plan, which forms part of this EC.
12. General Instructions:
 - (a) The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEF&CC/SEIAA website where it is displayed.
 - (b) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
 - (c) The project proponent shall have a well laid down environmental policy duly approved by the Board of Directors (in case of Company) or competent authority, duly prescribing standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions.
 - (d) Action plan for implementing EMP and environmental conditions along with responsibility matrix of the project proponent (during construction phase) and authorized entity mandated with compliance of conditions (during 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.

13. This issues with the approval of the Competent Authority

Copy To

1. The Deputy Director General, Regional Office, Deputy Director General Of Forests (C) Ministry Of Environment Forest And Climate Change Integrated Regional Office Ground Floor East Wing New Secretariat Building Civil Lines Nagpur-440001., N/A, N/A, apccfcentral-ngp-mef@gov.in

2. The Member Secretary, SPCB/PCC, Kalptaru Point 2nd - 4th Floor Opp. Cine Planet Sion Circle Sion (E), Mumbai, Maharashtra, mpcbparivesh@mpcb.gov.in

Annexure 1

Specific EC Conditions for (Townships/ Area Development Projects / Rehabilitation Centres)

1. Specific Environmental Conditions

S. No	EC Conditions																		
1.1	<u>During the discussion following points emerged:</u>																		
	<table><tr><th>No.</th><th>Conditions</th></tr><tr><td>1.</td><td>PP to obtain CFO NOC, HE Remark, SWM NOC, SWD NOC, Sewer NOC, Tree NOC</td></tr><tr><td>2.</td><td>PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable, clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra, showing all required RG area as per the prevailing Hon'ble Supreme Court Order. PP to obtain all Mandatory NOCs from the Competent Authority required for the Proposed Project. The planning authority shall not grant an occupation certificate unless the PP obtain all NOCs.</td></tr><tr><td>3.</td><td>PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of the requirements of EIA notification 2006, amended from time to time.</td></tr><tr><td>4.</td><td>The underground suction tank shall be located to close as possible to the existing water main in municipal Road and the save shall not be in 1.5 m vicinity of drainage/ sewer line/Manhole/ Inspectoral chamber top of the undergo state tank shall be maintained as about 60 cm above adjacent ground/ floor level and minimum head clearance of 1.2 m shall be maintained for inspection and clean of tanks and also a clear minimum distance of 6m shall be maintain between STP+ UG tank.</td></tr><tr><td>5.</td><td>PP to ensure to achieve the standard parameters of the treated sewage as per the order issued by the Hon'ble National Green Tribunal on 30.04.2019. PP also to ensure that, the water proposed to be used for construction activities (within or outside premises) /public gardens/road medians, etc. shall be strictly for non-potable purposes and after obtaining necessary permission from the competent authority.</td></tr><tr><td>6.</td><td>All guidelines issued by the local planning authority, MPCB/CPCB, shall be followed to reduce /control air pollution due to the proposed activity by way of providing adequate barricading, foggers, and water sprinkling.</td></tr><tr><td>7.</td><td>PP to complete the tree plantation within the site during the construction phase.</td></tr><tr><td>8.</td><td>PP to comply with the provisions of Solid Waste Management Rules, 2026, Environment</td></tr></table>	No.	Conditions	1.	PP to obtain CFO NOC, HE Remark, SWM NOC, SWD NOC, Sewer NOC, Tree NOC	2.	PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable, clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra, showing all required RG area as per the prevailing Hon'ble Supreme Court Order. PP to obtain all Mandatory NOCs from the Competent Authority required for the Proposed Project. The planning authority shall not grant an occupation certificate unless the PP obtain all NOCs.	3.	PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of the requirements of EIA notification 2006, amended from time to time.	4.	The underground suction tank shall be located to close as possible to the existing water main in municipal Road and the save shall not be in 1.5 m vicinity of drainage/ sewer line/Manhole/ Inspectoral chamber top of the undergo state tank shall be maintained as about 60 cm above adjacent ground/ floor level and minimum head clearance of 1.2 m shall be maintained for inspection and clean of tanks and also a clear minimum distance of 6m shall be maintain between STP+ UG tank.	5.	PP to ensure to achieve the standard parameters of the treated sewage as per the order issued by the Hon'ble National Green Tribunal on 30.04.2019. PP also to ensure that, the water proposed to be used for construction activities (within or outside premises) /public gardens/road medians, etc. shall be strictly for non-potable purposes and after obtaining necessary permission from the competent authority.	6.	All guidelines issued by the local planning authority, MPCB/CPCB, shall be followed to reduce /control air pollution due to the proposed activity by way of providing adequate barricading, foggers, and water sprinkling.	7.	PP to complete the tree plantation within the site during the construction phase.	8.	PP to comply with the provisions of Solid Waste Management Rules, 2026, Environment
	No.	Conditions																	
	1.	PP to obtain CFO NOC, HE Remark, SWM NOC, SWD NOC, Sewer NOC, Tree NOC																	
	2.	PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable, clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra, showing all required RG area as per the prevailing Hon'ble Supreme Court Order. PP to obtain all Mandatory NOCs from the Competent Authority required for the Proposed Project. The planning authority shall not grant an occupation certificate unless the PP obtain all NOCs.																	
	3.	PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of the requirements of EIA notification 2006, amended from time to time.																	
	4.	The underground suction tank shall be located to close as possible to the existing water main in municipal Road and the save shall not be in 1.5 m vicinity of drainage/ sewer line/Manhole/ Inspectoral chamber top of the undergo state tank shall be maintained as about 60 cm above adjacent ground/ floor level and minimum head clearance of 1.2 m shall be maintained for inspection and clean of tanks and also a clear minimum distance of 6m shall be maintain between STP+ UG tank.																	
	5.	PP to ensure to achieve the standard parameters of the treated sewage as per the order issued by the Hon'ble National Green Tribunal on 30.04.2019. PP also to ensure that, the water proposed to be used for construction activities (within or outside premises) /public gardens/road medians, etc. shall be strictly for non-potable purposes and after obtaining necessary permission from the competent authority.																	
	6.	All guidelines issued by the local planning authority, MPCB/CPCB, shall be followed to reduce /control air pollution due to the proposed activity by way of providing adequate barricading, foggers, and water sprinkling.																	
	7.	PP to complete the tree plantation within the site during the construction phase.																	
8.	PP to comply with the provisions of Solid Waste Management Rules, 2026, Environment																		

S. No	EC Conditions
	(Construction and Demolition) Waste Management Rules, 2025, E-Waste (Management) Rules, 2022 and consequent Office Memorandums / Directions / Orders etc. issued by the competent authorities therein and by MoEF&CC as amended till date Decision: - In view of the above discussion, SEAC-2 decided to recommend the proposal to the SEIAA for the grant of Environmental Clearance, subject to compliance with the above points and as agreed by the PP during deliberations.

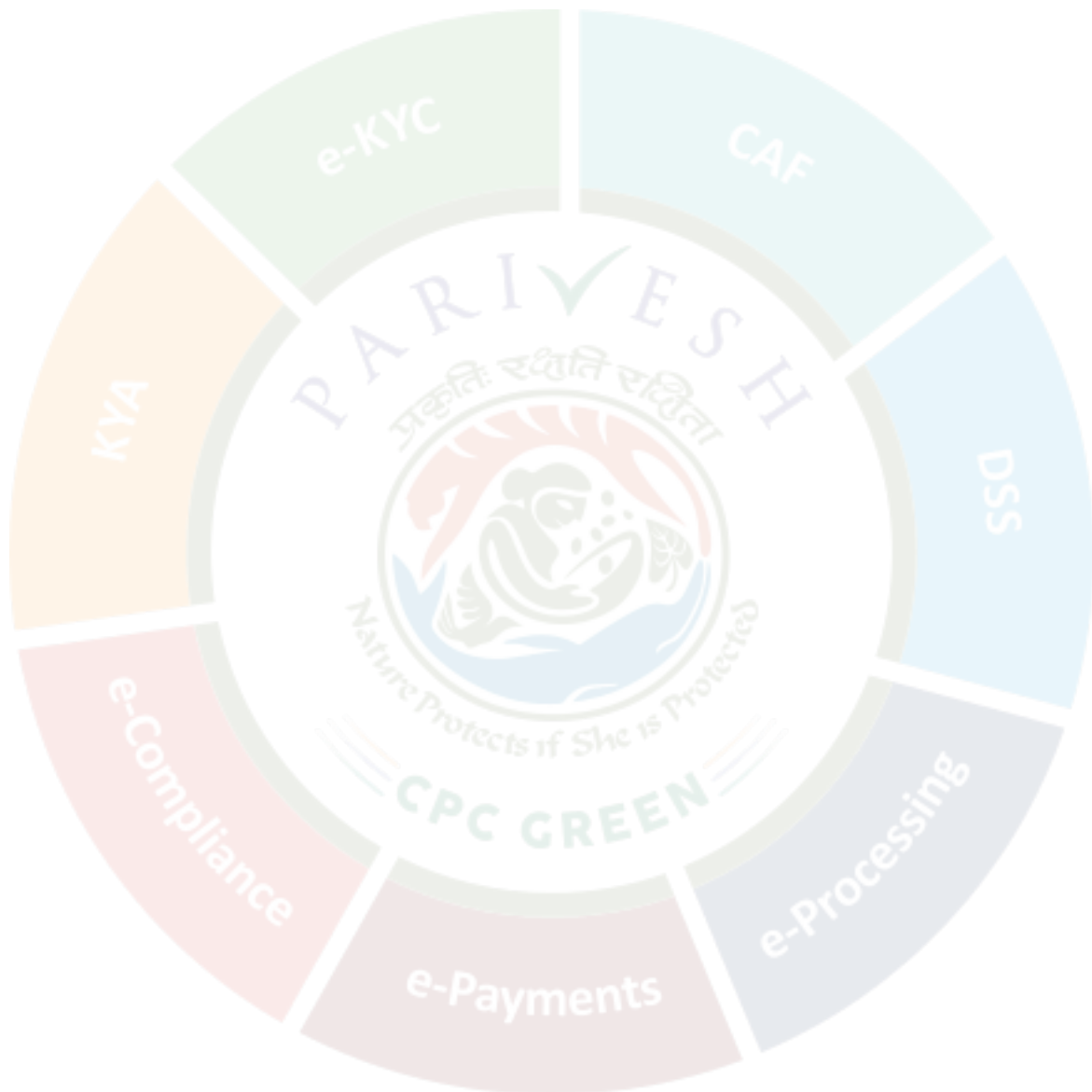
Annexure 2

Details of the Project

S. No.	Particulars	Details	
a.	Details of the Project	Proposed Data Centre Campus “BOM 105” in Plot DC-01 at village Asode and village Burdul, situated at sector D1 of the Integrated Township Project Taluka – Ambarnath & Thane District- Thane by M/s. AMAZON DATA SERVICES INDIA PVT. LTD.	
b.	Latitude and Longitude of the project site	19.1121910745586,73.1107278183339 19.1190502036994,73.1154615312125	
c.	Land Requirement (in Ha) of the project or activity	Nature of Land involved	Area in Ha
		Non-Forest Land (A)	19.76
		Forest Land (B)	0
		Total Land (A+B)	19.76
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)	394117.8	
g.	EMP Cost (in lacs)	63502.9	
h.	Employment Details		

Details of Products & By-products

Name of the product /By-product	Product / By-product	Quantity	Unit	Mode of Transport / Transmission	Remarks (eg. CAS number)
Proposed Data Centre Campus "BOM 105" in Plot DC-01 on village Asode and village Burdul, Taluka - Ambarnath District- Thane by M/s. AMAZON DATA SERVICES INDIA PVT. LTD.	Product	393937.97	Sq. mt	--	--



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/583319/2026
Environment & Climate Change
Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Amazon Data Services India Pvt. Ltd.
Plot DC-01 at village Asode and
village Burdul, situated at
sector D1 of the Integrated Township Project
Taluka – Ambernath & Thane District- Thane.

Subject : Environmental Clearance for Proposed Data Centre Campus “BOM 105” in Plot DC-01 at village Asode and village Burdul, situated at sector D1 of the Integrated Township Project Taluka – Ambernath & Thane District- Thane by M/s. AMAZON DATA SERVICES INDIA PVT. LTD.

Reference: Application no. SIA/MH/INFRA2/583319/2026

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 304th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 359th meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 14th August, 2026.

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

No.	Description		Details
1.	Proposal Number		SIA/MH/INFRA2/583319/2026
2.	Name of Project		Proposed Data Centre Campus “BOM 105” at Village - Asode and Burdul, Taluka - Ambernath, District - Thane, Maharashtra - 421501.
3.	Project category		8b (B1)
4.	Type of Institution		Private
5.	Project Proponent	Name	M/s. AMAZON DATA SERVICES INDIA PVT. LTD. Mr. Sunil Patil [Senior Technical Program Manager]
		Regd. Office address	Block E, 14 th Floor, Unit Nos. 1401 to 1421 International Trade Tower, Nehru Place, New Delhi
		Contact number	9763811273
		e-mail	sjpatil@amazon.com
6.	Consultant	ULTRA TECH Certificate No: NABET/EIA/24-27/RA 0378, Validity: 18 th October 2027	
7.	Applied for		New
8.	Location of the project		Survey No. 1/1, 1/2, 1/3, 1/4A, 1/4B, 1/4C, 1/5, 1/6, 1/7, 1/8, 1/9(pt), 1/10(pt), 1/11, 1/12, 2/2(pt), 2/3(pt), 2/4, 2/5, 2/6(pt), 2/7(pt), 3/3(pt), 3/4(pt), 31/2, 31/4A(pt), 31/4C(pt), 31/4D, 31/5, 31/6, 31/7(pt), 31/8(pt), 31/9(pt), 48/7A, 48/7B(pt), 49/1(pt), 49/2(pt), 49/3, 50, 51/1, 51/2, 51/3, 51/4A, 51/4B, 51/5, 51/6, 52/1/1, 52/1/2A, 52/1/2B, 52/1/3, 52/1/4, 52/2, 52/3, 52/4, 53/1A, 53/1B, 53/2, 53/3, 53/4, 53/5.

No.	Description	Details
		53/6, 53/7, 53/8, 54/1/1, 54/1/2, 54/1/3, 54/2, 54/3, 54/4/1, 54/4/2 of village Asode and Survey No. 6/2/1, 6/2/2, 6/3A, 6/3B, 6/4(pt), 6/7, 6/8/1, 6/8/2, 6/9, 52/10, 66/19, 66/20, 67/3, 68/2 of village Burdul
9.	Latitude and Longitude	Latitude: 19° 6'56.99"N, Longitude: 73° 6'47.51"E
10.	Plot Area (sq.m.)	1,97,692.00
11.	Deductions (sq.m.)	0
12.	Net Plot area (sq.m.)	1,97,692.00
13.	Ground coverage (m ²) & %	59,012.58 (30%)
14.	FSI Area (sq.m.)	3,12,868.01
15.	Non-FSI (sq.m.)	81,239.59
16.	Proposed built-up area (FSI + Non FSI) (sq. mt.)	3,93,937.97
17.	TBUA (m2) approved by Planning Authority till date	Letter of Intent (LOI) dated 18.03.2026 issued Assistant Director, Town Planning (ADTP), Thane for Total Construction built up area of 3,93,937.97 sq. mt.
18.	Earlier EC details with Total Construction area, if any.	
19.	Construction completed as per earlier EC/ without EC (FSI + Non FSI) (sq.m.)	
20.	Previous EC/ Existing Building	
	Proposed Configuration	
	Reason for Modification / Change	
	Building Name	Configuration
	Height (m)	Height upto terrace level (m)
	--	--
	4 Nos. of Data Centre Buildings	Ground + 7 Floors each
	62.20	--
	--	--
	Auxillary Water Building (AWB)	Basement + Ground + 2 Floors
	24.10	--
	--	--
	GIS Building	Basement + Ground Floor
	12.45	--
	--	--
	Pump Room	Ground Floor
	7.40	--
	--	--
	OWC Room	Ground Floor
	4.60	--
	--	--
	STP Room	Ground Floor
	6.20	--
21.	No. of Tenements & Shops	
22.	Total Population	
23.	Total Water Requirements CMD	
24.	Under Ground Tank (UGT) location	
25.	Source of water	
26.	Sewage Generation CMD & % of sewage discharge in sewer line	
27.	STP Capacity & Technology	
28.	STP Location	

No.	Description	Details		
29.	Solid Waste Management during Construction Phase	Type	Quantity	Treatment / disposal
		Non - biodegradable waste	48 Kg/day	Segregation of solid waste into biodegradable and non-biodegradable and hand over to Authorized recyclers
		Biodegradable waste	72 Kg/day	
		Excavation material	2,45,996 Cum	48,415 cum shall be reuse within site for site filling and levelling & remaining 1,97,581 cum shall be given to adjoining project of Lodha Developers Limited (LDL) for backfilling and levelling
		Construction waste	--	Partly shall be reused/ recycled on site and remaining shall be disposed to the authorized landfill site with prior permission from Solid Waste Management Department/ Authorized recyclers.
30.	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity	Treatment / disposal
		Non - biodegradable waste	20 Kg/day	Disposal through Authorized recyclers
		Biodegradable waste	13 Kg/day	Treatment by Organic Waste Converter (OWC) of capacity 25 kg/day
		STP Sludge (dry)	--	Use as manure
		E-waste	136 TPA	Shall be stored separately at a common designated location and should be disposed through authorized recyclers as per E-waste Management Rules 2022 as amended
		Batteries	90 TPA	Shall be stored separately at a common designated location and disposed through authorized recyclers as per Batteries Management and Rules, 2022.
		Hazardous Waste	Used oil from DG sets: 100 Tons/ Year Reject i.e. Sludge from WWTP: Average 53 TPD	Shall be stored separately at a common designated location and disposed through authorized recyclers as per Hazardous and other Wastes (Management and Trans boundary Movement) Rules, 2016 as amended.
31.	R.G. Area in sq. mt.	RG required: 19,769.20 sq. mt.		
		RG provided on Mother earth: 20,764.03 sq. mt.		
		Existing trees on plot: Nil		
		Number of trees to be cut: Nil		
		Number of trees to be transplanted: Nil		
		Number of trees to be Retained: Nil		
		Number of trees to be planted:		
		a) In RG area: 1057 nos. (periphery plantation) b) In Miyawaki Plantation (with area): 1976 nos. (Area: 988 Sq.mt.) Total nos. of trees after development: 3033 nos.		
32.	Power requirement	During Operation Phase: Connected Load: 500 MW, Maximum Demand: 473 MW		
33.	Energy	Total Energy saving (%): 20 %		

No.	Description	Details
	Efficiency	Solar Energy: 0.10 % (Excluding Process Loads) A 5% of the total actual annual electricity consumption (in MWh) of the said facility shall be met from renewable energy sources through the purchase of Renewable Energy Certificates (RECs) issued by M/s. AEI New Energy Trading Private Limited from approved solar and/ or wind power projects
34.	D.G. set capacity	Provision of 178 nos. of DG sets of capacity 3500 kVA each, 3 nos. of DG sets of capacity 2500 kVA each and 1 no. of DG set of capacity 1010 kVA.
35.	No. of 4-W & 2-W Parking with 25% EV	4-Wheeler: 199 Nos. 2-Wheeler: 157 Nos. Provision of E-charging facilities (25% of 4-wheeler and 2-wheeler)
36.	No. & capacity of Rain water harvesting tanks / Pits	Provision of 4 nos. of rain water harvesting tanks of total capacity 520 KL
37.	Project Cost in (Cr.)	Rs. 3941.178 Crores
38.	EMP Cost	EMP Costing including costing towards disaster management: a) Construction Phase: Rs. 433.57 Lacs b) Operation Phase: Capital cost: Rs. 63843.70 Lacs Operational & Maintenance cost: Rs. 814.34 Lacs/annum
39.	CER Details with justification if any... as per MoEF & CC circular dated 01/05/2018	NA
40.	Details of Court Cases/ litigations w.r.t the project and project location, if any	No litigation against the project and land (As per information given by Project Proponent.)

3. Proposal has been considered by SEIAA in its 359th meeting held on 14th August, 2026 and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

SEAC Conditions-

1. PP to obtain CFO NOC, HE Remark, SWM NOC, SWD NOC, Sewer NOC, Tree NOC
2. PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable, clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra, showing all required RG area as per the prevailing Hon'ble Supreme Court Order. PP to obtain all Mandatory NOCs from the Competent Authority required for the Proposed Project. The planning authority shall not grant an occupation certificate unless the PP obtain all NOCs.
3. PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of the requirements of EIA notification 2006, amended from time to time.
4. The underground suction tank shall be located to close as possible to the existing water main in municipal Road and the save shall not be in 1.5 m vicinity of drainage/ sewer line/Manhole/ Inspectoral chamber top of the undergo state tank shall be maintained as about 60 cm above adjacent ground/ floor level and minimum head clearance of 1.2 m shall be maintained for inspection and clean of tanks and also a clear minimum distance of 6m shall be maintain between STP+ UG tank.
5. PP to ensure to achieve the standard parameters of the treated sewage as per the order issued by the Hon'ble National Green Tribunal on 30.04.2019. PP also to ensure that, the water proposed to be used for construction activities (within or outside premises) /public

gardens/road medians, etc. shall be strictly for non-potable purposes and after obtaining necessary permission from the competent authority.

6. All guidelines issued by the local planning authority, MPCB/CPCB, shall be followed to reduce /control air pollution due to the proposed activity by way of providing adequate barricading, foggers, and water sprinkling.
7. PP to complete the tree plantation within the site during the construction phase.
8. PP to comply with the provisions of Solid Waste Management Rules, 2026, Environment (Construction and Demolition) Waste Management Rules, 2025, E-Waste (Management) Rules, 2022 and consequent Office Memorandums / Directions / Orders etc. issued by the competent authorities therein and by MoEF&CC as amended till date.

SEIAA Conditions-

1. PP has provided mandatory RG area of 19,769.20 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 to register themselves as Bulk Waste Generator under Solid Waste Management Rules, 2026 on CPCB SWM portal before getting Occupancy.
5. The project is cleared as Zero Liquid Discharge project.
6. The planning authority shall not grant an occupation certificate unless the PP obtain SWD NOC.
7. PP to explore a captive solar power plant for the project.
8. Air Quality Index monitoring to be ensured. Dust suppression measures shall be implemented also considering height of the building. Additional measures to be ensured.
9. In view of Maharashtra Electric Vehicle Policy, 2025, PP to provide electric vehicle D. C. Charger for 20 % of total parking provided, the number of D. C. Chargers should be worked out as provided in Niti Ayog Handbook of EV charging infrastructure implementation. Planning Authority and MPCB to ensure the same.
10. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA III dt.04.01.2019.
11. SEIAA decided to grant EC for FSI area of 3,12,868.01 m², Non FSI area of 81,239.59 m² and total BUA of 3,93,937.97 m². (Plan approval No. ADTP-THANE/ MOUJE ASODE AND BURDUL/ TAL-AMBERNATH/ LOI/ 624 dated 18.03.2026).

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. This cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
 - XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in
 - XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
 - XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the

respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, 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. As per MoEF & CC OM Vide File No. Q-15012/2/2022-CPW-Part (1)/e-240741 dated January 14, 2025, Consent to Establishment from Concerned SPCB is not applicable and Environment safeguards from SPCB has been taken into consideration.
- III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
- IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
- V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
- VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
- VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
 1. 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.
 2. 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.
 3. 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.

4. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.
5. 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.
6. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


Jayashree Bhoj (IAS)
(Member Secretary, SEIAA)

Copy to:

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

