



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

To,

The Director

M/S NEELKANTH MANSIONS & INFRASTRUCTURE PVT. LTD.

Fine House 5th Floor, Anandji Lane, Next to Bhaveshwar Market MG road,
Ghatkopar East -400077

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/MIS/73810/2006 dated 17 Mar 2022. The particulars of the environmental clearance granted to the project are as below.

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| 1. EC Identification No. | EC22B039MH196473 |
| 2. File No. | SIA/MH/MIS/73810/2006 |
| 3. Project Type | Expansion |
| 4. Category | B1 |
| 5. Project/Activity including Schedule No. | 8(b) Townships and Area Development projects. |
| 6. Name of Project | Expansion of Residential Cum Commercial Project 'Neelkanth Greens' at S. no. 312/1A, 312/1B, 316(pt.), 318/1D/1, 318/1D/2, 319/1A, 319/1B/1, 319/1B/2, Village: Majivade, Thane by M/s. Neelkanth Mansion & Infrastructure Pvt. Ltd. |
| 7. Name of Company/Organization | M/S NEELKANTH MANSIONS & INFRASTRUCTURE PVT. LTD. |
| 8. Location of Project | Maharashtra |
| 9. TOR Date | 06 Apr 2006 |

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

Date: 13/06/2022

(e-signed)
Manisha Patankar Mhaikar
 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/MIS/73810/2006
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To

M/s. Neelkanth Mansion & Infrastructure Pvt. Ltd.

S. no. 312/1A, 312/1B, 316(pt.), 318/1D/1,

318/1D/2, 319/1A, 319/1B/1, 319/1B/2,

Village: Majivade, Thane

Subject : Environmental Clearance for Expansion of Residential Cum Commercial Project 'Neelkanth Greens' at S. no. 312/1A, 312/1B, 316(pt.), 318/1D/1, 318/1D/2, 319/1A, 319/1B/1, 319/1B/2, Village: Majivade, Thane by M/s. Neelkanth Mansion & Infrastructure Pvt. Ltd.

Reference : Application no. SIA/MH/MIS/73810/2006

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 155th & 168th meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 242nd (Day-5) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

Sr. No.	Description	Details
1.	Plot Area	56,654.00 m ²
2.	FSI Area	95,305.02 m ²
3.	Non-FSI	82,259.10 m ²
4.	Proposed built-up area (FSI + Non FSI)	1,77,564.12 m ²

5.	Building Configuration	Sr. No.	Building	Configuration
		1	A1	Ground (Pt.) + 7 flr
		2	A2	Ground (Pt.) + 7 flr
		3	B1	Ground (Pt.) + 7 flr
		4	B2	Ground (Pt.) + 7 flr
		5	B3	Ground (Pt.) + 7 flr
		6	B4	Ground (Pt.) + 7 flr
		7	R1 to R12	Ground + 1 flr
		8	C1	Lower Stilt + Upper Stilt + 27 flr
		9	C2	Lower Stilt + Upper Stilt + 27 flr
		10	D1	Lower Stilt + Upper Stilt + 27 flr
		11	D2	Lower Stilt + Upper Stilt + 27 flr
		12	D3	Lower Stilt + Upper Stilt + 27 flr
		13	D4	Lower Stilt + Upper Stilt 1 + Upper Stilt 2 + 27 flr
		14	E1	Lower Stilt + Upper Stilt 1 + Upper Stilt 2 + 27 flr
		15	E2	Lower Stilt + Upper Stilt 1 + Upper Stilt 2 + 27 flr
		16	Club House	Lower Ground + Ground
		17	Recreational Room (G)	Ground Floor
		18	F1	Type F - Gr.(commercial)+ 1 st (commercial) + 2 nd (commercial) + 3 rd (fitness centre) + Service Floor + 4th to 28th floors + Recreational floor.
		19	5 Parking Towers	4 towers of 7 levels & 1 tower of 23 levels
6.	No. of Tenements & Shops	Residential: Existing flats: 1000 nos. Existing row houses: 24 nos. Proposed: 145 nos. Total: 1169 nos. Commercial: Existing: 32 nos. Proposed: 30 nos. Total: 62 nos.		
7.	Total Population	Existing residential + clubhouse: 5320 nos. Existing commercial: 224 nos. Proposed residential: 725 nos. Proposed commercial: 262 nos. Total: 6531 nos.		
8.	Total Water Requirement	819.95 KLD (Domestic: 539.77 KLD & Flushing: 280.18 KLD)		
9.	Sewage Generation	737.95 KLD		

10.	STP Capacity & Technology	STP Capacity	STP Technology
		110 KLD	SAFF
		650 KLD	SAFF
		100 KLD	MBBR
11.	STP Location	STP Capacity	Location
		110 KLD	Lower stilt
		650 KLD	Lower stilt
		100 KLD	Ground
12.	Total Solid Waste Quantities	Biodegradable waste: 1895.92 kg/day Non – Biodegradable waste: 1264.28 kg/day Total Solid Waste: 3160.20 kg/Day	
13.	R.G. Area in sq.m.	RG required – 11,680.91 sq.m	
		RG provided - 11,722.05 sq.m (On ground: 3,558.15 sq.m & On podium: 8,163.90 sq.m)	
14.	Power requirement	Connected load: 10863.4 kW Maximum Demand: 6146 kW	
15.	Energy Efficiency	Total 20.07% Energy Saving will be achieved through <ul style="list-style-type: none"> • LED Tubes & Lamps for all habitable areas • Energy Efficient VRV System, with high COP • Energy Efficient 3 - Star Rated Split AC, High COP • 20% of Total Hot Water requirement on Solar • Pumps & Motors with Premium Efficiency of 80% • Energy Efficient Lifts with VVVF Lift Drive 	
16.	D.G. set capacity	8 X 200 KVA, 2 X 400 KVA, 1 X 125 KVA & 2 X 350 KVA	
17.	Parking 4W & 2W	4-wheelers: 1621 nos., 2 wheelers: 482 nos.	
18.	Rain water harvesting scheme	Total Rainwater Harvesting tanks: 3 RWH tank 1: 30 Cum RWH tank 1: 25 Cum RWH tank 1: 20 Cum Recharge Pits: 4 nos.	
19.	Project Cost in (Cr.)	Cost of Proposed Amendment: Rs. 96.65 Crs.	
20.	EMP Cost	Total Capital cost: Rs. 1179.23 Lakhs Total O & M cost: Rs. 96.14 lakhs/annum	

21.	CER Details with justification if any....	-----
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major particulars of project are as mentioned below:

Sr. No.	Description	Details as per EC received on 01.09.2006 & EIA report presented during meeting	Amendment	Remarks
1	Total Plot Area (sq. m.)	56,654.00	56,654.00	No change
2	Net Plot Area (sq. m.)	46,723.65	46,723.65	No change
3	Permissible FSI (sq. m.)	77,094.02	1,59,038.62	
4	Proposed FSI (sq. m.)	77,093.92	95,305.02	Increased by 18,211.10 sq. m.
5	Non FSI Area (sq. m.)	74,015.13	82,259.10	Increased by 8,243.97 sq. m.
6	Total Construction Area (sq. m.)	1,51,109.05	1,77,564.12	Increased by 26,455.07 sq. m.
7	Building Configuration			
	A1	Ground (Pt.) + 7	Ground (Pt.) + 7	No change Constructed & occupied
	A2	Ground (Pt.) + 7	Ground (Pt.) + 7	
	B1	Ground (Pt.) + 7	Ground (Pt.) + 7	
	B2	Ground (Pt.) + 7	Ground (Pt.) + 7	
	B3	Ground (Pt.) + 7	Ground (Pt.) + 7	
	B4	Ground (Pt.) + 7	Ground (Pt.) + 7	
	R1 to R12	Ground + 1	Ground + 1	
	C1	Lower Stilt + Upper Stilt + 27	Lower Stilt + Upper Stilt + 27	
	C2	Lower Stilt + Upper Stilt + 27	Lower Stilt + Upper Stilt + 27	
	D1	Lower Stilt + Upper Stilt + 27	Lower Stilt + Upper Stilt + 27	
	D2	Lower Stilt + Upper Stilt + 27	Lower Stilt + Upper Stilt + 27	
	D3	Lower Stilt + Upper Stilt + 27	Lower Stilt + Upper Stilt + 27	
	D4	Lower Stilt + Upper Stilt 1 + Upper Stilt 2 + 27	Lower Stilt + Upper Stilt 1 + Upper Stilt 2 + 27	
	E1	Lower Stilt + Upper Stilt 1 + Upper Stilt 2 + 27	Lower Stilt + Upper Stilt 1 + Upper Stilt 2 + 27	
	E2	Lower Stilt + Upper Stilt 1 + Upper Stilt 2 + 27	Lower Stilt + Upper Stilt 1 + Upper Stilt 2 + 27	

	Club House	Lower Ground +Ground	Lower Ground + Ground	
	Recreational Room (G)	Ground Floor	Ground Floor	
	F1	Stilt + 2	Type F Gr.(commercial)+ 1 st floor	Change in bldg. planning & increase in floors (Single Bldg.)
	F2	Stilt + 2	(commercial) + 2 nd floor (commercial) + 3 rd floor (fitness centre) + Service floor + 4th to 28th floors + Recreational floor	
	5 Parking Towers	-	4 towers of 7 levels & 1 tower of 23 levels	
8	No. of residential flats	1200	Existing flats: 1000 nos. Existing row houses: 24 nos. Proposed: 145 nos. Total: 1169 nos.	Decrease in flats by 31 nos.
9	No. of Commercial units	50	Existing: 32 nos. Proposed: 30 nos.	Increase in commercial units
10	No. of expected users	Total: 6350	Existing residential + clubhouse: 5320 nos. Existing commercial: 224 nos. Proposed residential: 725 nos. Proposed commercial: 262 nos. Total: 6531 nos.	Increased by 181 nos.
11	Domestic water	547 m ³ /day	539.77 m ³ /day	As per NBC norms
12	Flushing water	278.8 m ³ /day	280.18 m ³ /day	As per NBC norms
13	Landscaping water	96 m ³ /day	63.52 m ³ /day	As per NBC norms
14	Sewage Generation	638 m ³ /day	737.95 m ³ /day	As per NBC norms
15	STP capacity	Phase I: 171 m ³ /day Phase II: 470 m ³ /day	Existing: 110 & 650 m ³ /day Proposed: 100 m ³ /day	
16	Dry Waste	1525 kg/day	1264.28 kg/day	As per CPHEEO norms
17	Wet Waste	1050 kg/day	1895.91 kg/day	
18	Sludge generation	-	15 kg/day	-
19	Parking			
	Cars	1342 nos.	1621 nos.	As per DCR
	Two Wheelers	250 nos.	482 nos.	
20	Total Connected Load	8837 KW	10863.4 KW	Increased
21	Total Demand Load	-	6146 KW	-

22	DG set provision	Total DG sets: 9 nos. (9 nos. – 200 KVA)	Total DG sets : 13 Nos. (2 nos. – 400 KVA, 2 nos. – 350 KVA, 8 nos. – 200 KVA, 1 no. – 125 KVA)	Increased
23	RG Area	11,680.91 m ²	11,722.05 m ²	Increased by 41.14 sq. m.

3. Proposal is an expansion of existing construction project. Project has received earlier EC vide letter F.No.21-155/2006-IA.III dated 01/09/2006 for plot area of 56,654 Sq. Mtrs. and for construction of 1200 residential flats and 50 commercial units as per the EIA notification,1994. proposal has been considered by SEIAA in its 242nd (Day-5) meeting 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 submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions thereunder as per the circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. Planning Authority to ensure that OC to be issued to the project only after water connection is made available.
3. PP to obtain CFO NOC & Tree NOC.
4. PP to obtain & submit NOC from SGNP Eco Sensitive Zone Monitoring Committee as the project site is near to the ESZ of the Sanjay Gandhi National Park, if applicable.
5. PP to submit revise parking statement (required & provided) as per NBC norms for proposed buildings.

B. SEIAA Conditions-

1. 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.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
3. 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.
4. SEIAA after deliberation decided to grant EC for – FSI - 95,033.55 m², Non-FSI- 82,407.54 m² Total built up area - 1,77,441.09 m² (Plan approval-TMC/HQ-1/SVV-29/4330, dated-08.02.2022).

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. 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.
- XVII. 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.
- XVIII. 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.

- XIX. 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.
- XX. 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 <http://parivesh.nic.in>
- XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- XIII. 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.
- XIV. 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.


Manisha Patankar
(Member Secretary, SEIAA)

Copy to:

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