ENVIRONMENTAL CLEARANCE

PARIVESH

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

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

To,

The Authorized Signatory
MACROTECH DEVELOPERS LIMITED
Lodha Excelus, NM Joshi Marg, Mahalaxmi, Mumbai- 400011 -400011

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/63043/2021 dated 30 Nov 2021. The particulars of the environmental clearance granted to the project are as below.

1.	**EC Identification No.**	**EC22B039MH136484**
2.	**File No.**	SIA/MH/MIS/63043/2021
3.	**Project Type**	Expansion
4.	**Category**	B1
5.	**Project/Activity including Schedule No.**	8(b) Townships and Area Development projects.
6.	**Name of Project**	Proposed Amendment & Expansion in Environmental Clearance for Residential Township Project by M/S. Macrotech Developers Ltd (Formerly known as M/S. Lodha Dwellers Pvt Ltd.).
7.	**Name of Company/Organization**	MACROTECH DEVELOPERS LIMITED
8.	**Location of Project**	Maharashtra
9.	**TOR Date**	03 May 2021

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

Date: 26/02/2022

(e-signed)
Manisha Patankar Mhaiskar
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/63043/2021
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Macrotech Developers
(earlier known as Lodha Dwellers Pvt. Ltd.),
village Hedutane, Antarli, Khoni, Kole &
Umbroli, Mangaon, Gharivali, Katai,
Tal: Kalyan, Dist: Thane.

Subject : Amendment & Expansion in Environmental Clearance for proposed Residential Township Development at village Hedutane, Antarli, Khoni, Kole and Umbroli, Mangaon, Gharivali, Katai, Tal: Kalyan, Dist: Thane, by M/s. Macrotech Developers (earlier known as Lodha Dwellers Pvt. Ltd.)

Reference : Application no. SIA/MH/MIS/63043/2021

This has reference to your communication on the above mentioned subject. The proposal was considered by the SEAC-2 in its 159th meeting under screening category 8 (b) as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 236th (Day-3) 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					Unit
1	Plot Area	55,39,590.50					m^2
2	FSI Area	1,16,17,253.00					m^2
3	Non FSI Area	55,51,233.98					m^2
4	Total Built-up Area	1,71,68,486.98					m^2
5	No. of Buildings & Configuration	**Residential:**					-
		Zone	**Bldg. Type**	**Confg.**	**Height (m)**	**Nos. of bldgs.**	
		Zone 1	Type A1, A2, B1, B2 & B3	G +17	52.20	94	
			Type ASPI	G +20	66.15	04	

		Zone 2	Type A1, A2, C1, C2, B1.1, B2.1, B2.1A, B3.1, B4, B5, B6, B7	G +17	52.20	44
			Type E1LF, E2LF, E3LF, E4LF, E4MLF, E5LF, B6LF, C2LF	G+12	43.50	32
			Type ASPI	G+21	69.30	04
		Zone 3	Type A1, A2, C1, C2, B1.2, B3.2, B6	G+17	52.20	79
			Type A1, A2, C1, C2, B1.2, B3.2, B6	G+17	52.20	79
			Type F1 & F2	G+12	37.70	08
		Zone 4	Type E1, E2	G+19	58.00	61
			ASPI	G+20	60.90	08
		Zone 5	Type E1 & E2	G+19	58.00	93
		Zone 7	Type VI-A to C & E to J	G+12	37.70	09
			Social Housing Development (JA-A to JA-I, OR-A to OR-O)	G+12	37.70	76
		Zone 8	Type E1 & E2	G+19	58.00	48
		Zone 9	Type E1 & E2	G+23	69.60	95
		Zone 10	Type E2	G+23	69.60	20
		Zone 11	Type E2	G+19	46.40	56
		Zone 12	Type E2	G+26	78.30	112

		Premier Land	Type E4 & E5	G+26	78.30	173	
			Serenity	G+27	88.20	10	
			Type LQH E, LQH J, LQH I, LQH H, LQH G, LQH F	G+13	40.60	20	
5	No. of Buildings & Configuration	**Amenity & Non-Residential:** Office Bldgs.: G+16 Floors (41 Bldgs), Schools: G+5 Floors (20 Bldgs), Medical :G+4 (1 Bldg-100 beds), Community market (1 Nos.), Town Hall: G+2 (1 Nos.), Fire Brigade: 1 Nos., Cremation: 1 Nos., Bus Transport: 1 Nos., Police Station: 1 Nos., Electric Substation: 1 Nos., Clubs: G+1 Floors (9 Nos.), Retails: 62 Nos., Religious Structures: 8 Nos., Industrial Bldgs: 3 Nos., Post Office: 1 Nos., Telephone Exchange: 1 Nos., **Parking Towers:** MLCP: 19 Nos (14/16/18 levels).					
6	Nos. of flats and Commercial area	Residential: 1,64,817 Commercial area: 20,68,329					Nos. m^2
7	Total Population	11,31,672					Nos
8	Water requirement	1,13,801					KLD
9	Sewage generation	1,06,409					KLD
10	STP Capacity and STP technology	Total: 22 STPs of 1,10,275; MBR+MBBR					KLD
11	STP Location	Ground and Below ground level					-
12	Solid Waste Generation	Total: 449 (Biodegradable: 269; Biomethanation plant capacity: 220 & Composting Plants: 55) Non-biodegradable waste: 134 Tonnes/day Inert waste: 44 Tonnes/day (within project site)					TPD
13	RG Required & Provided	Green belt required: 11,07,649 & Green belt provided: 11,08,250 (Including Layout RG: 4,15,200, RG in Gardens, Parks, Play Ground: 6,93,050)					m^2
14	Power Requirement	430 (MSEDCL)					MW
15	Energy Saving (total)	Total: 19.7 (Solar: 18.5)					%
16	No. of DG Set and Capacity	Total: 3,35,840 (132 x 400 kVA, 32 x 500 kVA, 166 x 1600 kVA & 9 x 160 kVA)					kVA
17	Parking 4W	4-wheeler: 1,02,311 2-wheeler: 2,90,514					Nos.

18	RWH details	Rain water Harvesting Tanks: 18.10 Invert bore holes: 617 Existing 2 Quarries: 106	ML Nos. ML
19	Project cost (Expansion)	Rs. 15,377.34	Cr
20	EMP Cost	Capital Cost: 280 Crs and O&M Cost: 42.5 Crs/yr	Rs.

The major particulars of the project in comparison with earlier EC are as shown below:

Sr. No	Particulars	Earlier EC vide No. SEAC-2013/CR-298/TC-01 dated. 21.02.2015	Proposed Amendment/Expansion	Remarks
1	Total Plot Area	37,00,665 m^2	55,39,590.5 m^2	18,38,925.5 m^2 plot area added
2	FSI Area	62,91,130 m^2	1,16,17,253 m^2	Increased due to increase in plot area and BUA
3	Non- FSI Area	44,03,948 m^2	55,51,233.98 m^2	
4	Total Construction area	1,06,95,078 m^2	1,71,68,486.98 m^2	
5	Building details	Residential Bldgs.: 1,184 Nos. Commercial Bldg. & Public Facilities viz. Pre-Primary School, Senior Secondary School, Hospital, Local Shopping, PHC, Play Ground, Community Hall, Police Station, Postal Service, Banks, Electric Substation, Transport Hub, University, Small Industrial Units, Hotels: 21 Nos., MLCPs: 13 Nos. etc.	Residential Bldgs.: 1,053 Nos. Office Bldgs.: G+16 Floors (41 Bldgs), Schools: G+5 Floors (20 Bldgs), Medical: G+4 (1 Bldg-100 beds), Community market (1 Nos.), Town Hall: G+2 (1 Nos.), Fire Brigade: 1 Nos., Cremation: 1 Nos., Bus Transport: 1 Nos., Police Station: 1 Nos., Electric Substation: 1 Nos., Clubs: G+1 Floors (9 Nos.), Retails: 62 Nos., Religious Structures: 8 Nos., Industrial Bldgs: 3 Nos., Post Office: 1 Nos., Telephone Exchange: 1 Nos., MLCPs: 19 Nos (14/16/18 levels).	Increased
6	Tenement	Flats: 98,669 Nos.	Flats: 1,64,817 Nos.	Increased

	and commercial area details	Commercial: 13,61,275 m^2	Commercial: 20,68,329 m^2	
7	Population	6,18,568 Nos.	11,31,672 Nos.	
8	Water Requirement	78,880 KLD	1,13,801 KLD	Increased due to increase in population
9	Sewage Generation	68,260 KLD	1,06,409 KLD	
10	STP details total	73,000 KLD (MBR)	1,10,275 KLD (MBR+MBBR)	Increased due to increase in population
11	Solid waste generation	Total: 297 TPD	Total: 449 TPD	Increased due to increase in population
		Biodegradable: 119 TPD Bio methanation Plant	Biodegradable: 269 TPD Bio methanation Plant	
		Non-Biodegradable: 149 TPD	Non-Biodegradable: 134 TPD	
		Inert waste: 29 TPD (to landfill site, Taloja)	Inert waste: 44 TPD (within project site)	
12	Power Requirement	Demand Load: 356 MW	Demand Load: 430 MW	Increased due to increase in area
13	D.G set	29,000 kVA	3,35,840 kVA	
14	Green belt development	8,57,980 m^2	11,08,350 m^2	Increased due to increase in plot area.
15	Trees to be planted	46,250 Nos.	72,965 Nos.	Increased
16	Parking provided	2-wheeler: 23,700 Nos.	2-wheeler: 2,90,514 Nos.	Increased
		4-wheeler: 49,369 Nos.	4-wheeler: 1,02,311 Nos.	Increased

3. Proposal is an expansion in earlier EC for Integrated Residential Township project. Project had obtained earlier EC vide letter no. SEAC-2013/CR-298/TC.1 dated 19.06.2013 and subsequent amendment vide letter No. SEAC-2013/CR-298/TC.1 dated 21.02.2015 for the plot area of 37,00,665.00 Sq. Mtrs., FSI area of 62,91,130.00 Sq. Mtrs. and the total construction area of 1,06,95,078.00 Sq.Mtrs. Proposal has been considered by SEIAA in its 236th (Day-3) 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. PP to obtain following NOCs as per latest amended plan:
   a) Water Supply; b) Sewer Connection; c) Storm Water Drain remarks; d) CFO NOC.
3. PP to prepare and submit carbon foot print report.
4. PP to provide mechanical gates/automatic gates to storm water drain outlets to avoid flooding of drains due to adjacent river.
5. PP to ensure that school buildings & Hospital buildings proposed in this project are as per provisions of Right to Education (RTE) & Clinical Establishment Act respectively.
6. PP to develop online monitoring system of air and other environmental factors/parameters within the project site & include the cost of same in EMP.
7. PP to obtain Consent to Operate and Consent to Establish from MPCB.
8. PP to submit design basis reports and other details of ETP.
9. PP to provide centrifuge decanter in STPs instead of filter press & accordingly revise design details of all STP's. PP to submit design basis report of all proposed STP's.
10. PP to submit design basis reports of bio- methanation plant. PP to submit detail plan for disposal of organic manure generated from bio- methanation plant.
11. PP to obtain PESO license for storage of HSD for DG sets as 339 Nos. of DG sets are proposed in this project.
12. PP to submit certified six-monthly compliance report of earlier EC from Regional Office, MOEF&CC, Nagpur.

B. <u>SEIAA Conditions-</u>

1. EC will be restricted as per CFO NOC.
2. 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.
3. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
4. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
5. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
6. SEIAA after deliberation decided to grant EC for – FSI-10648268.33 m2, Non-FSI-5191789.24 m2, Total BUA- 15840057.57 m2. (Plan approval-ITP/VillageAntarli, Khoni, Hedutane, Kole, Tal.Kalyan, Village-Umbroli, Tal-Ambarnath, Dist-Thane/ADTP/88, dated -12.01.2022).

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 give100 % 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, NOx (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-Mhaiskar
(Member Secretary, SEIAA)
17/2/2022

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, Kalyan- Dombivali Municipal Corporation
7. Regional Officer, Maharashtra Pollution Control Board, Kalyan.

Signature Not Verified
Digitally signed by Manisha Patankar Mhaiskar
Member Secretary
Date: 2/26/2022 12:45:31 PM