

Date: 27.04.2026

To,

Ministry of Environment, Forests & Climate Change,
Integrated Regional Offices,
Ground Floor, East Wing, New Secretariat Building, Civil Lines,
Nagpur-440 001, Maharashtra.

Subject: Submission of Half yearly compliance report for June -2026 for our Proposed Commercial ITES Building at Plot No. D-102, D-103, & D-104, D-103/Pt, D-103/2/Pt, D-103/3/Pt, MIDC, Nerul, TTC Industrial Area, Thane Belapur Road, Navi Mumbai.

Reference: Environmental Clearance vide letter no. EC23B039MH140851, Dated 23.02.2023

Respected Sir,

With reference to the above-mentioned subject and as per the condition stated in Environmental Clearance Letter, we would like to submit the Half yearly compliance report for June -2026 along with monitoring report after receipt of Environmental Clearance for above mentioned site.

We are hereby enclosing our Compliance report copy of June -2026 along with duly filled Data Sheet and annexure for your reference.

Thanking you.

Yours Sincerely,

For GREENSCAPE IT PARK LLP,



AUTHORIZED SIGNATORY

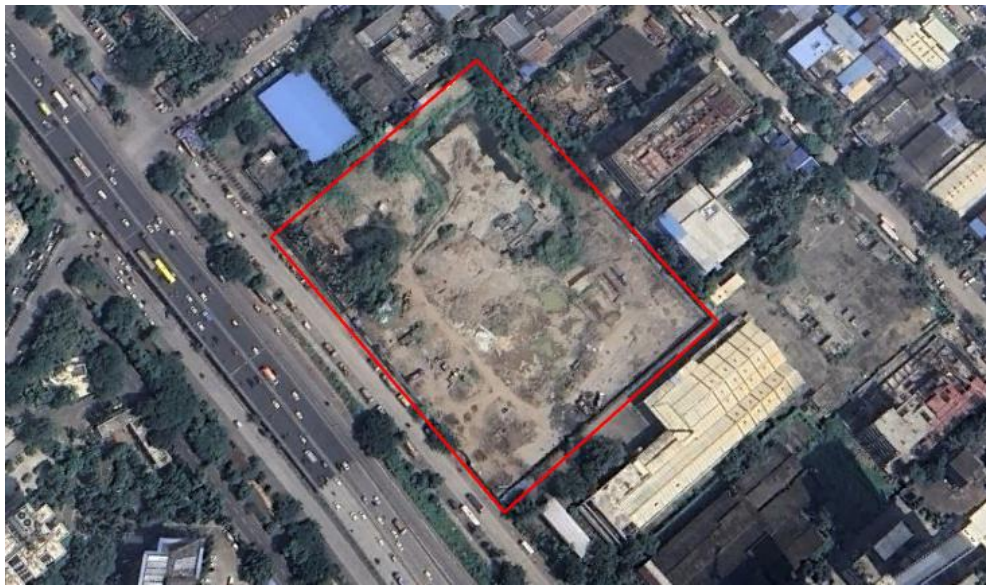
CC.: 1. Additional Principal Chief Conservator of Forests (C), Ministry of Environment, Forest and Climate Change, Regional Office (WCZ), Ground Floor, East Wing, New Secretariat Building Civil Lines, Nagpur.

2. Member Secretary SEIAA, Maharashtra.

SIX MONTHLY COMPLIANCE REPORT

PERIOD: June 2026

EC File No: SIA/MH/MIS/79609/2022 dated February23, 2023



Proposed Commercial IT Building

By

M/S. GREENSCAPE IT PATK LLP

At

Location: Plot No. D-102, D-103, & D-104, D-103/2/pt, D-103/3/pt in MIDC, Nerul, TTC Industrial Area, Thane Belapur Road, Navi Mumbai.

Submitted by

M/s. GREENSCAPE IT PARK LLP

Plot No. D-102, D-103, & D-104, D-103/2/pt,
D-103/3/pt in MIDC, Nerul, TTC Industrial Area,
Thane Belapur Road, Navi Mumbai.

Compliance Status

Sr. No.	Specific Conditions	Reply
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 there under as per the circular date 30.12.2014 issued by the Environment Department, Govt. of Maharashtra.	CC Copy received from MIDC (CC no EE/Dn. II/ MHP / SPA/E49630/of 2021) on Dated 23.11.2021.
2.	PP to obtain following NOC & remarks as per amended plan: a.) Water Supply b.) Final CFO c.) Aviation NOC	Kindly note that the Project is located in a well-developed MIDC network and we will take the approval from MIDC to meet the freshwater requirement, sewer & storm water drain connection before occupying the building.
3.	PP to reduce discharge of treated water upto 35%, PP to submit undertaking from concerned authority/agency/third party regarding use of excess treated water	Treated water will be used for gardening and flushing purpose. Parameters of treated water are as per NGT norms.
4.	PP to submit undertaking and Architect Certificate Mentioning that 100% required RG is provided on mother earth considering the NGT order	Noted and Compiled.
5.	PP to declare project campus as plastic free zone.	Noted
6.	PP to ensure 5% energy saving from renewable sources.	Noted. The energy details included in the previous report.
7.	PP to submit consolidated statement with respect of tree plantation on project site.	Noted.
B. SEIAA Conditions		
1.	This EC Is excluding the wing B PP has not received the CFO NOC for the same further it is restricted for T1 up to 64.20 m Height only as per CFO NOC.	Noted.
2.	PP to Keep Open space unpaved so as to ensure permeability of water. However, whenever paving is demand necessary, PP to provide pavers of suitable types and strength to increase the water permeable area as well as to allow effective fire tender movement.	Noted and we will comply the same.
3.	PP to ensure 5% energy saving from renewable sources.	Noted

4.	PP Shall comply with standard EC conditions mentioned in the Office Memorandum issue by MoEF&CC vide F. No. 22-34/2018-IA.III dt. 04.01.2019.	Noted and we will comply the same. We have received Environment Clearance. EC Identification No. EC23B039MH140851, Dated 23.02.2023.
5.	SEIAA after deliberation decided to grant EC for FSI- 23794.03 m ² , non-FSI: 83753.281 m ² , Total BUA-107547.311 m ² . (Plan approval- EE/DN /II/ MHP/SPA/E-49630/2021 dated- 23.11.2021).	Noted.
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.	During the construction phase, the solid waste is being collected & segregated into wet & dry waste and supplied through authorized vendors.
II.	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	Re-utilization & recycling strategy for construction debris is being followed. Recycled aggregates are sold to the recycle dealer.
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.	Negligible quantities of oil spillage from construction machineries & vehicles.
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.	Drinking water is being stored in a clean separate tank to avoid contamination. The waste generated from the labor camps (mostly household waste) is collected and disposed to disposal facility. Sanitary hygienic facilities provided for workers at site.
V.	Arrangement shall be made that waste water and storm water do not get mixed.	Noted and designing of separate pipeline for waste water & laying of separate drain line for storm water is proposed in the project.
VI.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Water demand during construction phase is being reduced by use of pre-mixed concrete and curing agents.
VII.	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	Noted.
VIII.	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.	No Extraction of Ground water.
IX.	Fixtures for showers, toilet flushing and drinking	Yes. Low pressure water fixtures are proposed.

	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.	Noted.
XI.	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	Excavated soil shall be used for backfilling and levelling of the plot & remaining shall be used within site for landscaping.
XII.	Additional soil for leveling 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.	Excavated soil shall be used for backfilling and levelling of the plot & remaining shall be used within site for landscaping.
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.	The construction process does not involve any activity which may lead to leaching of heavy metals and toxic contaminants. Hence, there is no threat of contamination to sub-soil and ground water. Monitoring report attached as Annexure 3.
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.	Noted.
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.	D.G. Sets will be operated only in case of power failures during construction phase. We have proposed a DG set which is of enclosed type & confirms to EPA standard. In operation phase we will provide 5 no of DG set of 2250 kva.
XVI.	Vehicles hired for transportation of raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highway Department. The vehicle shall be adequately covered to avoid spillage/leakages.	Vehicles hired for transportation of raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highway Department. The vehicle shall be adequately covered to avoid spillage/leakages. PUC Certificates of vehicles attached as Annexure 4.
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.	During construction adequate measures are taken to maintain air quality and noise levels within the prescribed limits. Dust suppression of fugitive dust arising mainly due to transportation of construction material is being carried out by water sprinkling. Ambient air and noise level monitoring is being carried out in the construction phase to ensure that the ambient air quality and noise levels are within the prescribed limits. The ambient air quality and noise levels during the construction

		phase are given. Monitoring Report attached as Annexure 2.
XVIII	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation 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. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	We will be using DG set during construction & operational phase for backup power source and acoustic enclosure type will be used.
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.	Yes. We have defined EMP Cell to take care of regular monitoring and implementation of EMP.
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.	The solid waste will be collected & segregated into wet & dry waste and supplied through authorized vendors.
II.	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	Noted and we will comply the same.
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% gray 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 of sewage/Liquid	STP will be certified by independent expert and same will be commissioned after due approval from MPCB. The 100% treatment will be done and treated sewage will be used for gardening and flushing purpose. Excess will be drained into existing sewer line and will conform to the norms of MPCB, also Activated carbon filter and sand filter will be given to take care of odour problem.

	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.	Noted. STP of 700 m ³ /day is proposed. Organic waste converter for wet garbage will be provided while dry garbage will be recycled.
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.	Noted & agreed to.
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.	Public road and public area will not be not being used for project activity purpose and are free from smooth traffic movement. Provisions are made for adequate parking facilities within the project complex and no public space will be used for parking of Vehicles.
VII.	PP to provide adequate electric charging points for electric vehicles (EVs).	Noted and will be complied for the Parking plans with 25% of 2-wheeler and 4-wheeler is equipped with electric charging facility.
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.	The landscape is developed considering CPCB guidelines. Local tree species are used for plantation.
IX.	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	Yes. We will provide the same. Refer Environment Management Cell structure.
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.	Noted and we shall comply the same.
XI.	The project management shall advertise at least	Noted. Advertisement is attached as Annexure

	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 .	6.
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 1 st June & 1 st December of each calendar year.	Yes. This is our June 2026 report.
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.	We will comply with the same.
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, SO ₂ , 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.	We will comply with the same.
C) General EC Conditions		
I.	PP has to abide by the conditions stipulated by SEAC & SEIAA.	Noted.
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.	Noted and we have obtained the same from Maharashtra Pollution Control Board under Air and Water Act. The copy is attached as Annexure 7 .
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	We have received Environment Clearance. EC Identification No. EC23B039MH140851, Dated 23.02.2023 The copy enclosed Annexure 1 .

	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.	As per EC conditions we are submitting six monthly Compliance report.
V.	The environmental statement for each financial year ending 31 st 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.	Noted and we will submit the same at MPCB portal. The copy of environmental statement enclosed as Annexure 8 .
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 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.	Noted and agreed to.
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.	The project is not located in the forest area hence NOC from Forestry and wild life angle is not applicable
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	Noted.

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

ENCLOSURE LIST

Annexure No.	:	Details
1.	:	Commencement certificate
2.	:	Environment clearance letter
3.	:	Monitoring Report
4.	:	Site photographs
5.	:	PUC certificate
6.	:	Architect certificate
7.	:	Newspaper advertisement
8.	:	Consent to Establish
9.	:	Environment Statement
10.	:	Data Sheet and Annexures

ENVIRONMENTAL
CLEARANCE

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

To,

The Partner
 GREENSCAPE IT PARK LLP
 1908 Cyber One Plot No. 04 and 06 Sector 30 A Vashi Navi Mumbai -
 400703

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/79609/2022 dated 11 Jul 2022. The particulars of the environmental clearance granted to the project are as below.

- | | |
|--|--|
| 1. EC Identification No. | EC23B039MH140851 |
| 2. File No. | SIA/MH/MIS/79609/2022 |
| 3. Project Type | New |
| 4. Category | B1 |
| 5. Project/Activity including Schedule No. | 8(b) Townships and Area Development projects. |
| 6. Name of Project | EIA Study for Proposed Commercial ITES Building at Plot No. D-102, D-103, & D-104, D-103/Pt, D-103/2/Pt, D-103/3/Pt in MIDC, Nerul, TTC Industrial Area, Thane Belapur Road, Navi Mumbai |
| 7. Name of Company/Organization | GREENSCAPE IT PARK LLP |
| 8. Location of Project | Maharashtra |
| 9. TOR Date | 18 May 2021 |

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

Date: 23/02/2023

(e-signed)
 Pravin C. Darade , I.A.S.
 Member Secretary
 SEIAA - (Maharashtra)

Note: A valid environmental clearance shall be one that has EC identification number & E-Sign generated from PARIVESH. Please quote identification number in all future correspondence.

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PARIVESH

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/79609/2022
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Greenscape IT Park LLP,
Plot No. D-102, D-103, & D-104,
D-103/Pt, D-103/2/Pt, D-103/3/Pt ,
MIDC, Nerul, TTC Industrial Area,
Thane-Belapur Road, Navi Mumbai.

Subject : Environment Clearance for proposed Commercial IT Building at Plot No. D-102, D-103, & D-104, D-103/Pt, D-103/2/Pt, D-103/3/Pt in MIDC, Nerul, TTC Industrial Area, Thane-Belapur Road, Navi Mumbai by M/s. Greenscape IT Park LLP.

Reference : Application no. SIA/MH/MIS/79609/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 189th meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 256th (Day-1) 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	Proposal Number	SIA/MH/MIS/79609/2022	
2	Name of Project	Proposed Commercial IT Building development at Plot No. – D -102, D- 103 & D- 104, D- 103/Pt., D- 103/2/Pt., D- 103/3/Pt., MIDC, Nerul, TTC Industrial Area, Thane Belapur Road, Navi Mumbai- 400705 by M/s. Greenscape IT Park LLP	
3	Project category	8(b) Townships and Area Development projects, CAT B1	
4	Type of Institution	Private IT Park	
5	Project Proponent	Name	Mr. Suresh Ambavi Wavia & Mr. Jayesh Vavia Ambavi
		Regd. Office address	M/s. Greenscape IT Park LLP 1908, Cyber One, Plot No.- 4 and 6, Sector- 30 A, Valhi, Navy Mumbai- 400703
		Contact number	9820641612
		e-mail	greenscapenerulproject@gmail.com
6	Consultant	M/s. ECO green Enviro Services &	

		NABET/EIA/2023/IA0070- Valid till 22.12.2023					
7	Applied for	New Greenfield Project					
8	Location of the project	Plot No. – D -102, D- 103 & D- 104, D- 103/Pt., D- 103/2/Pt., D- 103/3/Pt., MIDC, Nerul, TTC Industrial Area, Thane Belapur Road, Navi Mumbai					
9	Latitude and Longitude	Latitude: 19°02'46.9" N Longitude: 73°01'36.3" E					
10	Plot Area (sq.m.)	24,300 sq. m					
11	Deductions (sq.m.)	Nil					
12	Net Plot area (sq.m.)	24,000 sq.m.					
13	Ground coverage (m ²) & %	12675.143 sq. m (52.16%)					
14	FSI Area (sq.m.)	72,821.01 sq. m					
15	Non-FSI (sq.m.)	99,843.727 sq. m					
16	Proposed built-up area (FSI + Non FSI) (sq.m.)	1,72,664.737 sq. m					
17	TBUA (m ²) approved by Planning Authority till date	Total BUA- 1,72,664.737 sq. m					
18	Earlier EC details with Total Construction area, if any.	NA					
19	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)	NA					
20	Previous EC / Existing Building			Proposed Configuration			Reason for Modification / Change
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
	NA	NA	NA	Tower 1	2 Basements (Parking) + Ground Floor (Shops & Retail Units) + 1st + 2nd Floors (Retail Units) + 3rd Floor podium + 4th to 35th typical floors (Offices)	142.20 m (up to terrace floor)	NA
	NA	NA	NA	Wing B	2 Basements (Parking) + Ground Floor (Shops) + 1st + 2nd Floors (Retail Units) + 3rd Floor podium + 4th to 35th typical floors (Offices)	142.20 m (up to terrace floor)	NA
21	No. of Tenements & Shops	Shops: 76, Retail units: 128, Stalls – 20					

		Offices: 744, Multipurpose Hall: 2		
22	Total Population	21872		
23	Total Water Requirements CMD	768		
24	Under Ground Tank (UGT) location	Domestic Tank	400 KLD	
		Flushing Tank	310 KLD	
25	Source of water	MIDC		
26	STP Capacity & Technology	700 KLD capacity, MBBR Technology		
27	STP Location	UG		
28	Sewage Generation CMD & % of sewage discharge in sewer line	616, sewage discharge in sewer line is less than 35%		
29	Solid Waste Management during Construction Phase	Type	Quantity T/d)	Treatment / disposal
		Dry waste	2.62TPD	Channelized To NMMC
		Wet waste	1.79TPD	Channelized To NMMC
		Construction waste	8633.00 Tonnes 30% reused at site i.e. 2590.00 Tonnes	Reuse on site & remaining handed over to authorized vendors
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (T/d)	Treatment / disposal
		Dry waste	2.62	Channelized To NMMC
		Wet waste	1.79	Will be treated in OWC machine
		E-Waste (T/year)	6	Channelized to Authorized vendor
		STP Sludge (dry)	0.015	Dried and used as manure

31	R.G. Area in sq.m.	Total Ground coverage: 12441.274 sq m. (51.19%)																													
		Open area: 11858.726 sq. m																													
		Green area on Ground: 2430.00 sq.m.																													
		Green belt on Podium: 8099.227 sq.m.																													
		Existing trees on plot: 188																													
		Number of trees to be planted: 569																													
		<table border="1"> <thead> <tr> <th>Particulars</th> <th>Details</th> </tr> </thead> <tbody> <tr> <td>Total plot area sq.m</td> <td>24300.00</td> </tr> <tr> <td>Total RG required as per UDCPR- 2020 (sq.m)</td> <td>2430.00</td> </tr> <tr> <td>Total RG area proposed on ground (sq.m)</td> <td>2430.00</td> </tr> <tr> <td>Total RG area proposed on terrace (sq.m)</td> <td>8099. 277</td> </tr> <tr> <td>Existing Trees (nos.)</td> <td>188</td> </tr> <tr> <td>No. of Trees cut (nos.)</td> <td>67</td> </tr> <tr> <td>Number of new trees (nos.) required to be planted in the ratio of 1:5 for cut trees</td> <td>335</td> </tr> <tr> <td>Number of Trees for Transplantation (nos.)</td> <td>78</td> </tr> <tr> <td>Number of new trees (nos.) required to be planted in the ratio of 1:3 for transplanted trees (78*3)</td> <td>234</td> </tr> <tr> <td>Numbers of trees to be retained (Nos.)</td> <td>43</td> </tr> <tr> <td>Total Trees required as 1 tree /80 sq.m</td> <td>304</td> </tr> <tr> <td>Proposed tree plantation in Miyawaki area (Nos.)</td> <td>1309</td> </tr> <tr> <td>Total no. of Trees proposed (nos.)</td> <td>605+1309=1914</td> </tr> </tbody> </table>		Particulars	Details	Total plot area sq.m	24300.00	Total RG required as per UDCPR- 2020 (sq.m)	2430.00	Total RG area proposed on ground (sq.m)	2430.00	Total RG area proposed on terrace (sq.m)	8099. 277	Existing Trees (nos.)	188	No. of Trees cut (nos.)	67	Number of new trees (nos.) required to be planted in the ratio of 1:5 for cut trees	335	Number of Trees for Transplantation (nos.)	78	Number of new trees (nos.) required to be planted in the ratio of 1:3 for transplanted trees (78*3)	234	Numbers of trees to be retained (Nos.)	43	Total Trees required as 1 tree /80 sq.m	304	Proposed tree plantation in Miyawaki area (Nos.)	1309	Total no. of Trees proposed (nos.)	605+1309=1914
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		Existing Trees (nos.)	188																												
		No. of Trees cut (nos.)	67																												
		Number of new trees (nos.) required to be planted in the ratio of 1:5 for cut trees	335																												
		Number of Trees for Transplantation (nos.)	78																												
		Number of new trees (nos.) required to be planted in the ratio of 1:3 for transplanted trees (78*3)	234																												
Numbers of trees to be retained (Nos.)	43																														
Total Trees required as 1 tree /80 sq.m	304																														
Proposed tree plantation in Miyawaki area (Nos.)	1309																														
Total no. of Trees proposed (nos.)	605+1309=1914																														
32	Power requirement	During Operation Phase:																													
		<table border="1"> <thead> <tr> <th>Details</th> <th></th> </tr> </thead> <tbody> <tr> <td>Connected load (kW)</td> <td>13896.3 KW</td> </tr> <tr> <td>Demand load (kW)</td> <td>9779.8 kVA</td> </tr> </tbody> </table>		Details		Connected load (kW)	13896.3 KW	Demand load (kW)	9779.8 kVA																						
		Details																													
Connected load (kW)	13896.3 KW																														
Demand load (kW)	9779.8 kVA																														
33	Energy Efficiency	Solar energy (%):2.4 % Energy is generated by solar PV panels to cater lighting load for common areas																													
34	D.G. set capacity	5 DG set of 2250 kVA																													
35	No. of 4-W & 2-W Parking with 25% EV	Required (2W): 73 nos.; Proposed (2W): 85 nos. Required (4W): 802 nos.; proposed(4W): 1011 nos.																													
36	No. & capacity of Rain water harvesting tanks /Pits	RWH tank- 175 Cu.m with 2 days storage capacity																													
37	Project Cost in (Cr.)	280 Cr.																													
38	EMP Cost	Construction Phase: Capital Cost: 51.00 Lacs																													

		Operation Phase: Capital Cost: 1400.51 Lakhs O & M Cost: 153.14 Lakhs/year
39	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	Not Applicable
40	Details of Court Cases/litigations w.r.t the project and project location, if any.	Not Applicable

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 256th (Day-1) 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 as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to obtain following NOCs & remarks:
a) Water Supply; b) Final CFO NOC; c) Civil Aviation NOC for proposed height.
3. PP to reduce discharge of treated water up to 35%. PP to submit undertaking from concerned authority/agency/third party regarding use of excess treated water.
4. PP to submit undertaking and Architect certificate mentioning that 100% required RG is provided on mother earth considering the NGT orders.
5. PP to declare the project as plastic free zone.
6. PP to ensure 5% energy saving from renewable sources.
7. PP to submit consolidated statement with respect details of tree plantation on project site.

B. SEIAA Conditions-

1. This EC is excluding the Wing B as PP has not received the CFO NOC for the same. Further the EC is restricted for Tower 1 up to 64.20 m height only as per CFO NOC.
2. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
5. SEIAA after deliberation decided to grant EC for – FSI –23794.03 m², Non FSI- 83753.281 m², Total BUA-107547.311 m². (Plan approval No.EE/Dn-II/MHP/SPA/E-49630/2021, Dated-23.11.2021)

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. 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.

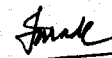
5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.

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.



Pravin Darade
(Member Secretary, SEIAA)



Copy to:

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

Signature Not Verified

Digitally signed by Shri Pravin C.
Darade , I.A.S.
Member Secretary

Date: 2/23/2023 2:47:28 PM

TEST REPORT				
Test Report No: -	GESEC/PRO/AAQM/2026-27/05/675		Report Date	10.05.2026
Sample ID: -	GESEC/PRO/AAQM/2026-27/05/675			
Name & Address of the Customer	M/s. GREENSCAPE IT PARK LLP Plot No-D-102, D-103 & D-104, D-103/Pt, D-103/3/Pt MIDC, Nerul, TTC Industrial Area, Thane Belapur Road, Turbhe, Navi Mumbai			
Ambient Air Sample Details				
Type	Sampling Location		Sampling done by	
Ambient Air	Near Main Gate		Green EnviroSAFE Engineers & Consultant Pvt. Ltd, Pune	
Sampling Time				
Start Time	Stop Time		Total Hrs.	
11.00 am	11.00 am		24 Hrs.	
Meteorological Data/Environmental Conditions				
Ambient Temperature °C	32.1	Wet Bulb Temperature °C	22.6	
Dry Bulb Temperature °C	32.1	Relative Humidity % RH	43.7	
Date of Sampling	Sample Receipt Date	Analysis Start Date	Analysis End Date	
24.04.2026 To 24.04.2026	25.04.2026	25.04.2026	10.05.2026	
Name Of Instrument	Fine Particulate Sampler	Date Of Calibration	25/03/2026	
Instrument ID No.	FDS/2019-20/67/GESEC/Lab/Inst/79	Due Date of Calibration	24/03/2027	
Parameters	Method	Unit	NAAQ Standards	Result
Sulphur Dioxide (SO ₂)	CPCB Guidelines, Volume I ,36/2012-13, Page no. 01	µg/m ³	≤ 80	21.85
Oxides of Nitrogen (NO ₂)	CPCB Guidelines, Volume I ,36/2012-13, Page no. 07	µg/m ³	≤ 80	23.47
Particulate Matter PM ₁₀	CPCB Guidelines, Volume I ,36/2012-13, Page no. 11	µg/m ³	≤ 100	38.74
Particulate Matter PM _{2.5}	CPCB Guidelines, Volume I ,36/2012-13, Page no. 15	µg/m ³	≤ 60	27.24
Ozone(O ₃) For 1 Hrs.	CPCB Guidelines, Volume I ,36/2012-13, Page no. 31	µg/m ³	≤ 180	11.42
Ammonia (NH ₃) For 24 Hrs.	CPCB Guidelines, Volume I ,36/2012-13, Page no. 35	µg/m ³	≤400	11.69
Carbon Monoxide (CO)	CPCB Guidelines, Volume I ,37/2012-13, Page no. 16	mg/m ³	≤ 04	0.55
Benzene (C ₆ H ₆)	Method TO-17	µg/m ³	≤ 05	<0.5
Benzo(a)Pyrene (BaP)	CPCB Guidelines, Volume I ,36/2012-13, Page no. 40	ng/m ³	≤ 01	<0.02
Arsenic (As)	MASA-822 3rd Edition	ng/m ³	≤ 06	<0.3
Nickel (Ni)	MASA-822 3rd Edition	ng/m ³	≤ 20	<0.3
Lead (Pb)	MASA-822 3rd Edition	µg/m ³	<1.0	<0.003
Note -				
➤ All above results are within National Ambient Air Quality standards.				
				 Mr. Vinod Hande (Technical Manager) Reviewed & Authorized By



END OF REPORT

Page 1 of 1

Terms and conditions

- The report is refer only to the sample tested and not applies to the bulk.
- The results shown in this test report may differ based on various factors including temperature, humidity, pressure, retention time etc.
- The test report cannot be reproduced wholly or in part and cannot be used for promotional or publicity purpose without the written consent of laboratory, GESEC.
- Samples will be retained for a period of seven (7) days after completion of analysis. Longer retention periods can be arranged, on request of the customer.
- We strictly maintain the confidentiality of all test result of sample(s) collected by us/ supplied by customer and not revel to third party unless required by the statutory or legal requirement.
- If on site their is no proper sampling location, Source or port available the results of testing are not challenge.
- MoEF approved Lab by Govt. of India. till 28/02/2028 and NABL approved by Quality Council of India. till 28/02/2028.

Recognised by Ministry of Environment and Forests (MoEF) / Central Pollution Control Board Govt. of India (CPCB)
ISO 9001:2015, ISO 45001 : 2018 and ISO 14001 : 2015 Certified Company

TEST REPORT				
Test Report No: -	GESEC/PRO/ANLM/2026-27/05/676		Report Date	10.05.2026
Sample ID: -	GESEC/PRO/ANLM/2026-27/05/676			
Name & Address of the Customer	M/s. GREENSCAPE IT PARK LLP Plot No-D-102, D-103 & D-104, D-103/Pt, D-103/3/Pt MIDC, Nerul, TTC Industrial Area, Thane Belapur Road, Turbhe, Navi Mumbai			
Ambient Noise Sample Details				
Type	Ambient Noise			
Sampling done by	Green Envirosafe Engineers & Consultant Pvt. Ltd, Pune			
Standard method	As Per IS: 9989:2020			
Date of Sampling	Sample Receipt Date	Analysis Start Date	Analysis End Date	
23.04.2026	--	--	--	
Name of Instrument	Sound Level Meter	Date of Calibration	14/02/2026	
Calibration Certificate No.	GESEC/LAB/INST/29	Due Date of Calibration	13/02/2027	
Test Location	Unit	Average Noise Level Readings		CPCB Standards dB(A)
		Day	Night	
Near Main Gate	dB (A)	68.9	61.5	During Day time = 75 dB (A) During Night time = 70 dB (A)
Note -				
<ul style="list-style-type: none"> ➤ All above Noise level results are within Central Pollution Control Board Standards limit. ➤ Day/Night -75/70 dB. 				
				 Mr. Vinod Hande (Technical Manager) Reviewed & Authorized By

END OF REPORT

Page 1 of 1

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6. If on site their is no proper sampling location, Source or port available the results of testing are not challenge.
7. Mn EF anoroved Lab by Govt. of India. till 28/02/2028 and NABL approved by Quality Council of India. till 28/02/2028.

Recognised by Ministry of Environment and Forests (MoEF) / Central Pollution Control Board Govt. of India (CPCB)
ISO 9001:2015, ISO 45001 : 2018 and ISO 14001 : 2015 Certified Company

TEST REPORT				
Test Report No: GESEC/PRO/DW/2026-27/05/677	Report Date	10.05.2026		
Sample ID: GESEC/PRO/DW/2026-27/05/677	Sample Details	Drinking Water		
Name and Address of the Customer: M/s. GREENSCAPE IT PARK LLP Plot No-D-102, D-103 & D-104, D-103/Pt, D-103/3/Pt MIDC, Nerul, TTC Industrial Area, Thane Belapur Road, Turbhe, Navi Mumbai	Type of Sample	Drinking Water		
	Volume Of Sample	1 Lit. Plastic Can		
	Sample Status	Sealed		
	Sample Collected By	Green Envirosafe Engineers & Consultant Pvt. Ltd, Pune		
	Date of Sample Collection	24.04.2026		
	Date of Sample Received in lab	25.04.2026		
	Analysis Start Date	25.04.2026		
	Analysis End Date	10.05.2026		
WATER ANALYSIS REPORT				
Parameters	Results	Limits as per IS 10500:2012	Unit	Standard Method
Physical Parameter				
Turbidity	<0.1	Max 1	NTU	APHA 2130 B 24 th Edition:2023
Total Dissolved Solids	74.0	Max 500	mg/l	APHA 2540 C 24 th Edition:2023
Odor	Agreeable	Agreeable	—	APHA 2150 24 th Edition:2023
Color	<5	Max 5	Hazen	APHA 2120 B 24 th Edition:2023
Chemical Parameter				
pH at 25 °C	7.05	6.5 to 8.5	—	APHA 4500 H+ B 24 th Edition:2023
Total Hardness	23.45	Max 200	mg/l	APHA 2340 C 24 th Edition:2023
Total Alkalinity	21.74	Max 200	mg/l	APHA 2320 B 24 th Edition:2023
Sulphate	8.25	Max 200	mg/l	APHA 4500-SO4 - E 24 th Edition:2023
Chloride	12.47	Max 250	mg/l	APHA 4500-Cl-B 24 th Edition:2023
Calcium	9.63	Max 75	mg/l	APHA 3500-Ca B 24 th Edition:2023
Magnesium	6.74	Max 30	mg/l	IS 3025 (Part 46):2023
Residual Chlorine	<0.1	Min 0.2	mg/l	EPA 334.0
Elemental Analysis				
Iron as Fe	<0.1	Max 0.3	mg/l	EPA200.7
Microbiological Parameter				
Total Coliform	Absent	Absent	/100 ml	APHA 9222 J 24 th Edition:2023
E.coli.	Absent	Absent	/100 ml	APHA 9222 J 24 th Edition:2023
Remark(s):				
➤ The above water sample is Comply with required limit as per IS 10500:2012 for above tested parameters.				

END OF REPORT



Vinod Hande
Mr. Vinod Hande
(Technical Manager)
Reviewed & Authorized By

Page 1 of 1

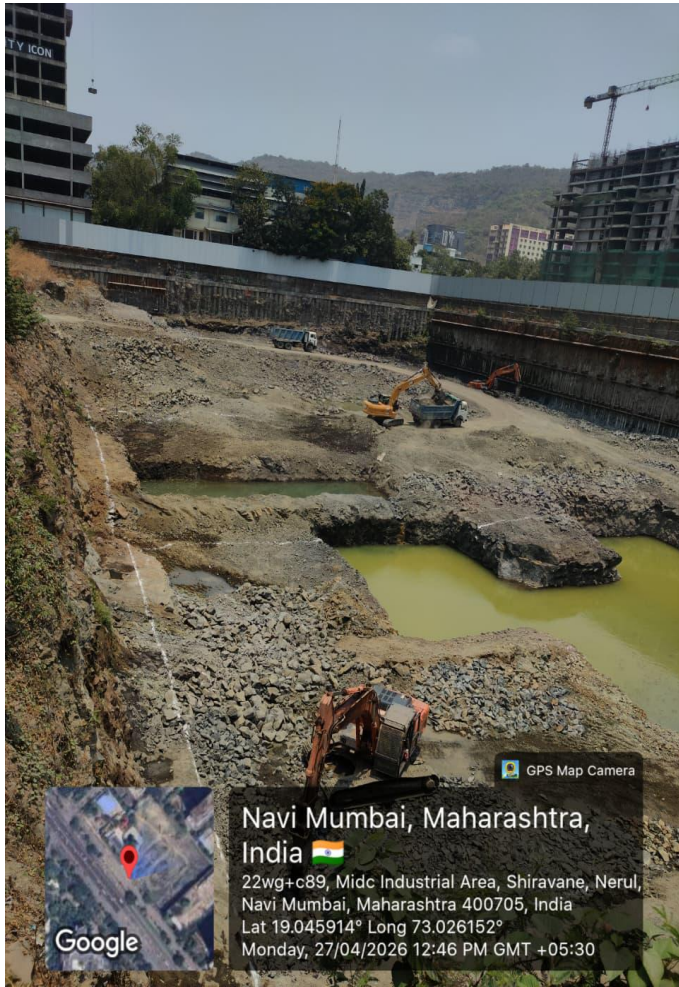
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- We strictly maintain the confidentiality of all test result of sample(s) collected by us/ supplied by customer and not revel to third party unless required by the statutory or legal requirement.
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Annexure 3

Site Photographs





Form 59

[See rules 115 (2)]

Pollution Under Control Certificate

Authorised By :
Government of Maharashtra

Date : **03/12/2025**
Time : **16:11:22 PM**
Validity upto : **02/12/2026**



Certificate SL. No. : MH04301520012560
Registration No. : MH43BP2201
Date of Registration : 16/Feb/2019
Month & Year of Manufacturing : November-2018
Valid Mobile Number : *****0000
Emission Norms : BHARAT STAGE IV
Fuel : DIESEL
PUC Code : MH0430152
GSTIN :
Fees : Rs.150.00
MIL observation : No

Vehicle Photo with Registration plate
60 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	1.62	0.38
This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.				

Note : 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to <https://puc.parivahan.gov.in>

Authorised Signature with stamp of PUC Operator
60mm x 20 mm

Form 59

[See rules 115 (2)]

Pollution Under Control Certificate

Authorised By :
Government of Maharashtra

Date : **26/09/2025**
Time : **14:08:14 PM**
Validity upto : **25/09/2026**



Certificate SL. No. : MH04301520007279
Registration No. : MH43BP2239
Date of Registration : 15/Nov/2018
Month & Year of Manufacturing : August-2018
Valid Mobile Number : *****0000
Emission Norms : BHARAT STAGE IV
Fuel : DIESEL
PUC Code : MH0430152
GSTIN :
Fees : Rs.150.00
MIL observation : No

Vehicle Photo with Registration plate
60 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	1.62	0.95
This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.				

Note : 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to <https://puc.parivahan.gov.in>

Authorised Signature with stamp of PUC Operator
60mm x 20 mm

Form 59

[See rules 115 (2)]

Pollution Under Control Certificate

Authorised By :
Government of Maharashtra

Date : **04/10/2025**
Time : **15:29:27 PM**
Validity upto : **03/10/2026**



Certificate SL. No. : MH04600260041488
Registration No. : MH46BB5371
Date of Registration : 13/Oct/2017
Month & Year of Manufacturing : September-2017
Valid Mobile Number : *****4984
Emission Norms : BHARAT STAGE IV
Fuel : DIESEL
PUC Code : MH0460026
GSTIN :
Fees : Rs.150.00
MIL observation : No

Vehicle Photo with Registration plate
60 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	1.62	0.35

This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.


Note : 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to <https://puc.parivahan.gov.in>

Authorised Signature with stamp of PUC Operator
60mm x 20 mm

Form 59

[See rules 115 (2)]

Pollution Under Control Certificate
 Authorised By :
 Government of Maharashtra

Date	:	03/12/2025	
Time	:	16:05:50 PM	
Validity upto	:	02/12/2026	

Certificate SL. No.	:	MH04301520012559
Registration No.	:	MH03CP7402
Date of Registration	:	23/Oct/2018
Month & Year of Manufacturing	:	May-2018
Valid Mobile Number	:	*****0000
Emission Norms	:	BHARAT STAGE IV
Fuel	:	DIESEL
PUC Code	:	MH0430152
GSTIN	:	
Fees	:	Rs.150.00
MIL observation	:	No

<p>Vehicle Photo with Registration plate 60 mm x 30 mm</p>	
---	---

Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	1.62	0.23
This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.				

Note : 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to <https://puc.parivahan.gov.in>

Authorised Signature with stamp of PUC Operator
60mm x 20 mm

Form 59

[See rules 115 (2)]

Pollution Under Control Certificate

Authorised By :
Government of Maharashtra

Date : **26/09/2025**
Time : **09:50:26 AM**
Validity upto : **25/09/2026**



Certificate SL. No. : MH04301520007253
Registration No. : MH43BG9788
Date of Registration : 25/Jan/2018
Month & Year of Manufacturing : December-2017
Valid Mobile Number : *****0000
Emission Norms : BHARAT STAGE IV
Fuel : DIESEL
PUC Code : MH0430152
GSTIN :
Fees : Rs.150.00
MIL observation : No

Vehicle Photo with Registration plate
60 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	1.62	0.94
This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.				

Note : 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to <https://puc.parivahan.gov.in>

Authorised Signature with stamp of PUC Operator
60mm x 20 mm

Date: 1/12/2025

To,
Maharashtra Pollution Control Board,
The Regional officer,
Raigad Bhavan,
6th Floor, Sector-11,
C.B.D. Belapur, Navi Mumbai.

Subject: Architect's Certificate for Proposed Construction of Commercial IT Building at Plot No.D-102, D-103, & D-104, D-103/2/Pt, D-103/3/Pt in MIDC Nerul, TTC Industrial Area, Thane Belapur road, Navi Mumbai by M/s. Greenscape IT Park LLP.

Reference: Environmental Clearance vide EC identification No.-
EC23B039MH140851, File No.- SIA/MH/MIS/79609/2022, Dated 23.02.2023

Respected Sir,

This is stated that our client is developing the above property. The construction carried out till date for proposed commercial IT Building project on the said property is stated herewith.

We certify that the construction work carried on ground by the Project Proponent till the date is in accordance with the configuration of the earlier EC dated 23.02.2023. As on date, the **Excavation** work is in progress on ground as per earlier EC.

Sincerely,



Ar. Soyuz Talib.
Reg. No.: CA/94/17095

MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
 Fax: 24023516
 Website: <http://mpcb.gov.in>
 Email: cac-cell@mpcb.gov.in



Kalpataru Point, 2nd and
 4th floor, Opp. Cine Planet
 Cinema, Near Sion Circle,
 Sion (E), Mumbai-400022

Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000113779/CE/2204000919

Date: 17/04/2022

To,
 M/s Greenscape IT Park LLP
 Plot No.. D- 102, D- 103 & D- 104,
 D- 103/Pt.,D- 103/2/Pt., D103/3/Pt.,
 MIDC TTC Industrial Area, Nerul,
 Thane Belapur Road, Navi Mumbai



Your Service is Our Duty

Sub: Consent to Establish for IT Park cum commercial complex Project in Red Category.

- Ref:**
1. Your application vide UAN No. 0000113779, dated 07/05/2021.
 2. Minutes of 10th Consent Committee meeting dtd 01/10/2021.
 3. Show cause notice issued vide No. BO/JD(WPC)/UAN No.113779/SCN/CC/TB-2110210015 dtd 21/10/2021.
 4. Minutes of 19th Consent Committee meeting dtd 17/03/2022.

Your application NO. MPCB-CONSENT-0000113779

For: grant of Consent to Establish under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. **The consent is granted for a period up to commissioning of the project or of 5 years whichever is earlier.**
2. **The capital investment of the project is Rs.280 Cr. (As per undertaking submitted by pp).**
3. **The Consent to Establish is valid for IT Park cum commercial complex Project named as M/s Greenscape IT Park LLP, Plot No. D- 102, D- 103 & D- 104, D- 103/Pt., D- 103/2/Pt., D- 103/3/Pt., MIDC Industrial Area, Nerul, Thane Belapur Road, Navi Mumbai, Thane, on Total Plot Area of 24300.00 SqMtrs for construction BUA of 172664.737 SqMtrs including utilities and services**
4. **Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA

Sr No	Description	Permitted	Standards to	Disposal
2.	Domestic effluent	616.00	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

5. **Conditions under Air (P& CP) Act, 1981 for air emissions:**

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S 1-5	D.G.Set (2250KVA*5)	5	As per Schedule -II

6. **Conditions under Solid Waste Rules, 2016:**

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable waste	1767.94 Kg/Day	Organic waste composter	Used as manure
2	Non-Biodegradable waste	2651.90 Kg/Day	Segregation	Hand over to Local Body

7. **Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for treatment and disposal of hazardous waste:**

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
NA					

8. **Conditions under E-Waste Management:**

Sr No	Type of Waste	Quantity	UoM	Disposal Path
1	E -Waste	10.00	MT/A	To authorized recycler

9. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
10. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
11. PP shall provide STP so as to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit.
12. The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening.
13. PP shall install online monitoring system for BOD, TSS and flow at the outlet of STP with connectivity to MPCB Server.
14. PP shall submit BG to from total sum of Rs. 10 Lakhs towards compliance of consent to establish condition.
15. PP shall install organic waste digester along with composting facility/biodigester (biogas) with composting facility for the treatment of wet garbage.
16. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.

17. The project proponent shall make provision of charging of electric vehicles in atleast 40 % of total available parking area.
18. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
19. PP shall obtain Environmental Clearance from competent authority for the proposed activity. PP shall not take effective steps towards construction without obtaining Environmental Clearance.
20. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance/CRZ Clearance.



Ashok Shingare

Signature by PDF24.COM
 c74f3757
 fa2b3ce0
 09e82ca7
 4cc57063
 b3979e84
 1b513959
 4a4855fc
 35bdc204

Signed by: **Ashok Shingare**
 Member Secretary
 For and on behalf of
Maharashtra Pollution Control Board
 ms@mpcb.gov.in
 2022-04-17 12:26:32 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	560000.00	MPCB-DR-6206	30/05/2021	RTGS

Copy to:

1. Regional Officer, MPCB, Navi Mumbai and Sub-Regional Officer, MPCB, Navi Mumbai
 - They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Sion, Mumbai
3. CC/CAC desk- for record & website updating purposes.

SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have proposed to provide MBBR based Sewage Treatment Plants (STPs) of combined capacity **650.00 CMD for treatment of domestic effluent of 616.00 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

Sr.No	Parameters	Limiting concentration not to exceed in mg/l, except for pH
1	pH	5.5-9.0
2	BOD	10
3	COD	50
4	TSS	20
5	NH4 N	5
6	N-total	10
7	Fecal Coliform	less than 100

- C] The treated domestic effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and connected to the sewerage system provided by local body.
- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto.
- 3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 4) **The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act,1974 and as amended, and other provisions as contained in the said act.**

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	768.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

- 5) The Applicant shall provide Specific Water Pollution control system as per the conditions of EP Act, 1986 and rule made there under from time to time.

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

- 1) **As per your application, you have proposed to provide the Air pollution control (APC) system and also proposed to erect following stack (s) and to observe the following fuel pattern-**

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S 1 to 5	D.G.Set (2250KVA X5)	Acoustic Enclosure	11.50	HSD 25 Ltr/Hr	1	SO2	12 Kg/Day

- 2) The applicant shall operate and maintain above mentioned air pollution control system, so as to achieve the level of pollutants to the following standards.

Total Particular matter	Not to exceed	150 mg/Nm ³
-------------------------	---------------	------------------------

- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).
- 5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**
- The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
 - The toilet shall be provided with exhaust system connected to chimney through ducting.
 - The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
 - The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	C to E	10 Lakhs	15 Days	Compliance of consent conditions	COU	COU

** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.

Existing BG obtained for above purpose if any may be extended for period of validity as above.

BG Forfeiture History

Srno.	Consent (C2E/C2O/C2R)	Amount of BG imposed	Submission Period	Purpose of BG	Amount of BG Forfeiture	Reason of BG Forfeiture
NA						

BG Return details

Srno.	Consent (C2E/C2O/C2R)	BG imposed	Purpose of BG	Amount of BG Returned
NA				

SCHEDULE-IV

Conditions during construction phase

A	During construction phase, applicant shall provide temporary sewage and MSW treatment and disposal facility for the staff and worker quarters.
B	During construction phase, the ambient air and noise quality shall be maintained and should be closely monitored through MoEF approved laboratory.
C	Noise should be controlled to ensure that it does not exceed the prescribed standards. During night time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.

General Conditions:

1. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that e-waste generated by them is channelised through collection centre or dealer of authorised producer or dismantler or recycler or through the designated take back service provider of the producer to authorised dismantler or recycler
2. Bulk consumers of electrical and electronic equipment listed in Schedule I shall maintain records of e-waste generated by them in Form-2 and make such records available for scrutiny by the concerned State Pollution Control Board
3. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that such end-of-life electrical and electronic equipment are not admixed with e-waste containing radioactive material as covered under the provisions of the Atomic Energy Act, 1962 (33 of 1962) and rules made there under;

4. Bulk consumers of electrical and electronic equipment listed in Schedule I shall file annual returns in Form-3, to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates. In case of the bulk consumer with multiple offices in a State, one annual return combining information from all the offices shall be filed to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates.
- 5 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 6 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act,1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011).
- 7 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 8 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 9 Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - f) D.G. Set shall be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 10 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 11 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 12 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 13 The treated sewage shall be disinfected using suitable disinfection method.

- 14 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 15 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

This certificate is digitally & electronically signed.





FORM V

(See Rule 14)

Environmental Audit Report for the financial Year ending the 31st March 2025

Unique Application Number

MPCB-ENVIRONMENT_STATEMENT-0000078673

Submitted Date

30-05-2025

PART A

Company Information

Company Name

M/s Greenscape IT Park LLP

Application UAN number

MPCB-CONSENT-0000113779

Address

MIDC Industrial Area, Nerul, Thane
Belapur Road, Navi Mumbai

Plot no

Plot No. D- 102, D- 103 & D- 104, D-
103/Pt., D- 103/2/Pt., D- 103/3/Pt.

Taluka

Thane

Village

Nerul

Capital Investment (In lakhs)

28000

Scale

L.S.I

City

Thane

Pincode

400706

Person Name

Suresh Ambavi Wavia

Designation

Partner

Telephone Number

9820275700

Fax Number

0

Email

greenscapenerulproject@gmail.com

Region

SRO-Navi Mumbai I

Industry Category

Orange

Industry Type

O21 Building and construction project more than
20,000 sq. m built up area

**Last Environmental statement
submitted online**

yes

Consent Number

Format1.0/CC/UAN
No.0000113779/CE/2204000919

Consent Issue Date

2022-04-17

Consent Valid Upto

2027-04-17

Establishment Year

2019

**Date of last environment statement
submitted**

Nov 7 2024 12:00:00:000AM

**Industry Category Primary (STC
Code) & Secondary (STC Code)**

Product Information

Product Name

Its a Commercial IT Building

Consent Quantity

0

Actual Quantity

0

UOM

CMD

By-product Information

By Product Name

NA

Consent Quantity

0

Actual Quantity

0

UOM

CMD

Part-B (Water & Raw Material Consumption)

1) Water Consumption in m3/day

Water Consumption for Process	Consent Quantity in m3/day	Actual Quantity in m3/day
Cooling	0.00	0.00
Domestic	768.00	768.00
All others	0.00	0.00
Total	768.00	768.00

2) Effluent Generation in CMD / MLD

Particulars	Consent Quantity	Actual Quantity	UOM
Domestic effluent	616	616	CMD

2) Product Wise Process Water Consumption (cubic meter of process water per unit of product)

Name of Products (Production)	During the Previous financial Year	During the current Financial year	UOM
NA	0	0	CMD

3) Raw Material Consumption (Consumption of raw material per unit of product)

Name of Raw Materials	During the Previous financial Year	During the current Financial year	UOM
NA	0	0	CMD

4) Fuel Consumption

Fuel Name	Consent quantity	Actual Quantity	UOM
HSD	25	25	Ltr/Hr

Part-C

Pollution discharged to environment/unit of output (Parameter as specified in the consent issued)

[A] Water

Pollutants Detail	Quantity of Pollutants discharged (kL/day) Quantity	Concentration of Pollutants discharged(Mg/Lit) Except PH,Temp,Colour Concentration	Percentage of variation from prescribed standards with reasons %variation	Standard	Reason
NA	0	0	0	0	NA

[B] Air (Stack)

Pollutants Detail	Quantity of Pollutants discharged (kL/day) Quantity	Concentration of Pollutants discharged(Mg/NM3) Concentration	Percentage of variation from prescribed standards with reasons %variation	Standard	Reason
NA	0	0	0	0	NA

Part-D

HAZARDOUS WASTES

1) From Process

Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
0	0	0	CMD

2) From Pollution Control Facilities

Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
0	0	0	CMD

Part-E

SOLID WASTES

1) From Process

Non Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
NA	0	0	CMD

2) From Pollution Control Facilities

Non Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
NA	0	0	CMD

3) Quantity Recycled or Re-utilized within the unit

Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
0	0	0	CMD

Part-F

Please specify the characteristics(in terms of concentration and quantum) of hazardous as well as solid wastes and indicate disposal practice adopted for both these categories of wastes.

1) Hazardous Waste

Type of Hazardous Waste Generated	Qty of Hazardous Waste	UOM	Concentration of Hazardous Waste
0	0	CMD	0

2) Solid Waste

Type of Solid Waste Generated	Qty of Solid Waste	UOM	Concentration of Solid Waste
Biodegradable waste	645298.1	Kg/Annum	Project under construction stage
Non Biodegradable waste	967943.5	Kg/Annum	Project under construction stage

Part-G

Impact of the pollution Control measures taken on conservation of natural resources and consequently on the cost of production.

Description	Reduction in Water Consumption (M3/day)	Reduction in Fuel & Solvent Consumption (KL/day)	Reduction in Raw Material (Kg)	Reduction in Power Consumption (KWH)	Capital Investment(in Lacs)	Reduction in Maintenance(in Lacs)
NA	0	0	0	0	0	0

Part-H

Additional measures/investment proposal for environmental protection abatement of pollution, prevention of pollution.
[A] Investment made during the period of Environmental Statement

Detail of measures for Environmental Protection	Environmental Protection Measures	Capital Investment (Lacks)
NA	NA	0

[B] Investment Proposed for next Year

<i>Detail of measures for Environmental Protection</i>	<i>Environmental Protection Measures</i>	<i>Capital Investment (Lacks)</i>
NA	NA	0

Part-I

Any other particulars for improving the quality of the environment.

Particulars

NA

Name & Designation

Suresh Ambavi Wavia, Partnder

UAN No:

MPCB-ENVIRONMENT_STATEMENT-0000078673

Submitted On:

30-05-2025

Annexure 9 : DATA SHEET WITH ANNEXURE A & B

Monitoring the Implementation of Environmental Safeguards Ministry of Environment & Forest

Regional office (W), Nagpur

**PART-I
DATA SHEET**

1.	Project Type : River- Valley/ Mining/ Industry/ Thermal/ Nuclear/ Other (Specify)	:	Proposed Commercial IT building project by M/s. Greenscape IT Park LLP	
2.	Name of the Project	:	Proposed IT building project by M/s. Greenscape IT park LLP Plot No. D-102,D-103,D-104,D-103/Pt,D-103/2/Pt,D-103/3/PT , TTC Industrial area, Thane Belapur road, MIDC, Nerul, Navi Mumbai	
3.	Clearance letter (s)/OM No. and Date	:	SIA/MH/MIS/79609/2022 dated 23/02/2023	
4.	Location	:	Plot No. D-102, D-103, D-104, D-103/Pt, D-103/2/Pt, D-103/3/PT, TTC Industrial area, Thane Belapur Road, MIDC, Nerul, Navi Mumbai	
	a.	District (S)	:	Thane
	b.	State (S)	:	Maharashtra
	c.	Latitude/Longitude	:	Latitude: 19°02'46.9"N Longitude: 73°01'36.3"E
5.	Address for correspondence	:	Mr. Jayesh Ambavi M/s. Greenscape IT park LLP 1908, Cyber One, Plot No-4 and 6, Sector-30A, Vashi, Navi Mumbai	
	a.	Address of concerned Project Chief Engineer (with pin code & Telephone/ telex/ fax numbers)	:	Plot No. D-102, D-103,D-104,D-103/Pt,D-103/2/Pt,D-103/3/PT , TTC Industrial area, Thane Belapur road, MIDC, Nerul, Navi Mumbai
	b.	Address of Executive Project: Engineer/Manager (with pin code & Telephone/ telex/ fax numbers)	:	Plot No. D-102,D-103,D-104,D-103/Pt,D-103/2/Pt,D-103/3/PT , TTC Industrial area, Thane Belapur Road, MIDC, Nerul, Navi Mumbai

6.	Silent Features		:	
	a.	Of the project	:	Annexure A
	b.	Of the Environment Management Plan	:	Annexure B
7.	Breakup of the Project Area		:	
	a.	Submerged area forest & non- forest	:	Project site is not a forest area
	b.	Others	:	Annexure A
8.	Breakup of the project affected population with enumeration of those losing houses/dwelling units, Only agricultural land, both Dwelling units & agricultural land & landless Laborers/artisan.		:	Not Applicable
	a.	SC, ST/Adivasis	:	Not Applicable
	b.	Others (Please Indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if a Survey is carried out give details and years of survey)	:	Not Applicable
9.	Financial Detail		:	
	a.	Project cost as originally planned and subsequent revised estimates and the year of price reference.	:	280 Cr.
	b.	Allocation made for environmental management planes with item wise and year wise Break-up.	:	--
	c.	Benefit cost ratio/Internal rate of Return and the year of assessment.	:	--
	d.	Whether (c) includes the cost of Environmental Management as shown in the above.	:	--

	e.	Actual expenditure incurred on the Environment Management Plan so far.	:	--
10.	Forest Land Requirement		:	
	a.	The status of approval diversion of forest land for forestry use	:	Not Applicable
	b.	The status of clearing felling	:	Not Applicable
	c.	The status of compensatory afforestation, if any	:	Not Applicable
	d.	Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far	:	Not Applicable
11.	The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads) if any with quantitative information.		:	Not Applicable
12.	Status of Construction		:	
	a.	Date of commencement (Actual and/or planned)	:	Construction started post receive of & Commencement certificate
	b.	Date of completion (Actual and/ or	:	
13.	Reasons for the delay if the project is yet to start		:	
14.	Details of Site visits		:	
	a.	The dates on which the project monitored by the Regional Office on previous Occasions, if any	:	----
	b.	Date of site visit for this monitoring report	:	-----
15.	Details of correspondence with project authorities for obtaining Action plans/information on status of compliance to safeguards other than the routine		:	Not Applicable

	letters for logistic support for site visits		
	(The first monitoring report may contain the details of all the Letters issued so far, but the Later reports may cover only the Letters issued subsequently.)	:	

ANNEXURE-A

PROJECT DETAILS

Name & Location	:	Proposed Commercial IT Building development, At Plot No. D-102, D-103, D-104, D-103/Pt, D-103/2/Pt, D-103/3/PT, TTC Industrial area, Thane Belapur Road MIDC, Nerul, Navi Mumbai
Total no. of workers to be employed during the construction phase.	:	25-50 Nos.
Total Project cost	:	Rs. 280 Crores
Project infrastructure	:	TOWER 1:- 2 Basements (Parking) + Ground Floor (Shops & Retail Units) + 1 st + 2 nd Floors (Retail Units) + 3 rd Floor podium + 4 th to 35 th typical floors (Offices) Wing B: -2 Basements (Parking) + Ground Floor (Shops) + 1 st + 2 nd Floors (Retail Units) + 3 rd Floor podium + 4 th to 35 th typical floors (Offices)
Area Statement	:	Total Plot Area: 24,300 sq.m. Total Construction BUA: 1,72,664.737 sq. m Ground: 12675.143 sq. m (52.16%) FSI Area (sq.m.): 72,821.01 sq. m Non-FSI (sq.m.): 99,843.727 sq. m Total RG required as per MIDC Revised DCR sq.m: 2430.00 Ground floor Green area proposed for Miyawaki tree: 435 Remaining Ground floor green area in sq.m: 1995.00 Total RG area proposed on ground (sq.m): 2430.00 (10% ground) Total RG area proposed on Podium (sq.m) : 8099.277
Water requirement and Sources	:	Source: MIDC <u>During Operation Phase-</u>

		Domestic: 400 KLD Flushing: 310 KLD Total Water demand: 768 KLD
Sewage generated	:	Waste water generated: 616 m ³ /day Revised STP Capacity 700 KLD capacity, MBBR Technology
Power	:	Source: MSEDCL During Operation Phase: Connected load (kW): 13896.3 KW Demand load (kW): 9779.8 kVA1755.95 5 DG set of 2250 kVA Solar energy (%):5% Energy is generated by solar PV panels to cater lighting load for common areas
Gaseous emission	:	<ul style="list-style-type: none"> • Vehicle carrying materials to be transported must have PUC certificate. • Heavy vehicle movement will be allowed only during night time. • Construction Equipment's with idling control technologies will be used. • Regular maintenance of the Equipments will be carried out.
Solid waste from: Garbage	:	a. Dry waste: 2.62TPD b. Wet waste: 1.79TPD c.E-Waste (T/year): 6 T/yr d.STP Sludge (dry): 0.015

ANNEXURE-B

EMP FOR CONSTRUCTION PHASE

Sr. No.	Environmental component	Activity	Impacts	Precautionary measures
1.	Ambient Air Quality & Noise level	Site Clearance Excavation Construction of structures Heavy vehicles traffic Use of DG set Open burning of waste.	Increased level of dust & other air pollutants Increased Noise level.	<ul style="list-style-type: none"> • For controlling air pollution • Use of RMC in enclosed container. • Construction activities shall not be permitted at night. • Dust covers shall be provided on trucks that would be used for transportation of materials prone to fugitive emission. Also water sprinkling on ground will be done. • Mitigation measures shall include regular maintenance of machinery and provision of personnel protective equipments to workers where needed. • For controlling noise pollution Use of equipment generating noise of not greater than 90 dB (A). • High noise generating construction activities would be carried out only during day time. • Installation, use and maintenance of mufflers

				<p>on equipment.</p> <ul style="list-style-type: none"> Acoustic enclosures for DG sets and ear muffs will be provided for workers working near high noise construction machinery.
2.	Water	<ul style="list-style-type: none"> Use of fresh water for construction activity/ labours Wastewater generation Disposal of site Run off into SWD Water logging 	<ul style="list-style-type: none"> Strain on the water supply in the vicinity Sedimentation Pollution of nearby water courses Unhygienic condition for surrounding residents. 	<ul style="list-style-type: none"> The sewage shall be treated in full-fledged Sewage treatment plant and treated sewage shall be reused for in- house flushing and landscaping. The storm water Management. Rain Water Harvesting.
3.	Soil	<ul style="list-style-type: none"> Preconstruction and excavation debris Storage of construction material/ chemicals Transportation of hazardous material Repaints Solvents/ bituminous material etc. Heavy vehicle operation/ maintenance Generation of garbage by labourers 	<ul style="list-style-type: none"> Loss of good fertile soil Soil erosion, Soil contamination due to mixing of construction material/ accidental spillage of chemicals/oils 	<ul style="list-style-type: none"> Separate storage of Debris & Construction material Segregation of garbage
<p>Even after taking precautions if soil is found to be contaminated, it shall be removed and disposed off to authorized site.</p>				

4.	Ecology	<ul style="list-style-type: none"> • Site clearance, Construction of structures • Cutting of trees. 	<ul style="list-style-type: none"> • Disturbing natural flora and fauna • Loss of vegetation from chemical spills from vehicles 	<ul style="list-style-type: none"> • Tree plantation
5.	Socio economic environment	<ul style="list-style-type: none"> • Construction work • Labour hutments 	<ul style="list-style-type: none"> • Positive impact Employment generation • Safety and hygiene at site may be affected during construction 	<ul style="list-style-type: none"> • Adequate drinking water, toilet and bathing facilities. • Personal protective and safety equipment's will be provided. • First aid facility for construction workers. • Regular health checks up of workers. • Regular pest control will be done on site. • Educational and awareness program for firefighting and safety measures.

EMP FOR OPERATION PHASE

Sr. No.	Environmental component	Activity	Impacts	Precautionary measures
1.	Ambient Air Quality & Noise level	<ul style="list-style-type: none"> Increased vehicular trips, Use of DG sets 	<ul style="list-style-type: none"> Traffic congestion, Air Pollution Increase in noise level. 	<p>For controlling air pollution</p> <ul style="list-style-type: none"> No direct impact on air environment For controlling noise pollution Compound wall and rows of trees to act as noise buffer DG sets with Sound proof Enclosure with dB level not greater than 75 dB (A).
2.	Water	<ul style="list-style-type: none"> Increased demand of natural water, Generation of waste water Increased paved structure 	<ul style="list-style-type: none"> Stress on existing water supply Pollution of water bodies Increased run off from site. 	<ul style="list-style-type: none"> The sewage shall be treated in full-fledged Sewage treatment plant and treated sewage shall be reused for in house flushing and landscaping. The storm water management. Rainwater Harvesting
3.	Land	<ul style="list-style-type: none"> Solid waste generation, Transportation of hazardous material Increased paved structure 	<ul style="list-style-type: none"> Improper disposal of waste, Accidental spillage of hazardous chemicals leads to soil contamination Increased run off from site. 	<ul style="list-style-type: none"> Rain water harvesting Recycling of water through STP Storm water drainage will be properly maintained.
	Even after taking precautions if soil is found to be contaminated, it shall be removed and disposed off to authorized site.			
4.	Ecology	<ul style="list-style-type: none"> Introduction of new tree species 	<ul style="list-style-type: none"> Disturbing natural flora and fauna Increased Exposure to anthropogenic 	<ul style="list-style-type: none"> Landscaping and tree plantation at periphery

			activities.	
5.	Socio economic environment	<ul style="list-style-type: none"> Development of new land use, influx of people 	<ul style="list-style-type: none"> Stress on all utilities, risk and danger due to natural and manmade disaster Positive impact Employment generation 	<ul style="list-style-type: none"> Implementation of firefighting and safety measures Environmental awareness Programme form surrounding area Emergency preparedness plan will be explained

HAZARDOUS WASTE MANAGEMENT PLAN CONSTRUCTION PHASE:

Environmental Management Plan for Hazardous Waste Generation

Sr. No.	Source of Hazardous Waste Generation	Mitigation Measures
1.	<p>1. leach into the soil. 2. Residual Paints/ Solvents ---do--- Other hazardous wastes, if an, shall also be handled in the similar way through authorized dealers only.</p> <p style="text-align: center;">OPERATIONAL PHASE:</p>	<ul style="list-style-type: none"> Contaminated soil if any shall be disposed off to Authorized Disposal site. Bituminous materials/ any other chemicals shall not be allowed to No. Source of Hazardous Waste Generation Mitigation Measures Disposal <ul style="list-style-type: none"> 1. Waste Oil from D.G. Sets -Waste oil will be handed over to authorized recyclers. Leakages and spillage oil or fuel