

MIDAS TOUCH

Flat 102, Prabha Niwas, R G Gadkari Road, Naupada, Thane, Maharashtra-400602.
PAN NO. : ABIFM8300N GST NO. : 27ABIFM8300N1ZW

Date: 01.06.2025

To,
Member Secretary SEIAA,
Principal Secretary,
Environment Department,
Mantralaya,
Mumbai – 400032

Sub: Submission of Six-Monthly Compliance Report for Proposed Expansion in Environmental Clearance of "O22 Business Park" Project at plot B-36 at MIDC wagle, Thane, Maharashtra by Midas Touch.

Ref: Environmental Clearance Vide EC Identification No. EC24B038MH185785, File No. - SIA/MH/INFRA2/441580/2023 Dated 23.07.2024

Dear Sir,

This is with reference to Environmental Clearance Vide EC Identification No. EC24B038MH185785, File No. - SIA/MH/INFRA2/441580/2023 Dated 23.07.2024 from SEIAA, Maharashtra.

We are enclosing herewith the Six-Monthly Compliance report (from October 2024 to March 2025) along with current status of project, dully filled data sheet and monitoring reports.

Thanking you,
Yours faithfully,
For MIDAS TOUCH



Authorized Signatory

Enclosed: Hard Copy of Compliance Report (Period - October 2024 to March 2025)

Cc:
1. RO, MPCB, Thane
2. Director, MoEF, Nagpur
3. CPCB, Vadodara

MIDAS TOUCH

Flat 102, Prabha Niwas, R G Gadkari Road, Naupada, Thane, Maharashtra-400602.

PAN NO. : ABIFM8300N

GST NO. : 27ABIFM8300N1ZW

Date: 01.06.2025

To,
Regional Officer,
Maharashtra Pollution Control Board,
Plot No P-30,
5th floor Office Complex Building
Mulund Checknaka, Thane

Sub: Submission of Six-Monthly Compliance Report for Proposed Expansion in Environmental Clearance of "O22 Business Park" Project at plot B-36 at MIDC wagle, Thane, Maharashtra by Midas Touch.

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PAN NO. : ABIFM8300N

GST NO. : 27ABIFM8300N1ZW

Date: 01.06.2025

To,
Ministry of Environment, Forest & Climate Change,
Regional office (WCZ),
Ground Floor E wing,
New Secretariat Building, Civil Line,
Nagpur 440 001.

Sub: Submission of Six-Monthly Compliance Report for Proposed Expansion in Environmental Clearance of "O22 Business Park" Project at plot B-36 at MIDC wagle, Thane, Maharashtra by Midas Touch.

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PAN NO. : ABIFM8300N

GST NO. : 27ABIFM8300N1ZW

Date: 01.06.2025

To,
Regional Director,
Central Pollution Control Board
Parivesh Bhawan, Opp.
VMC Ward Office No. 10,
Subhanpura, Vadodara-390 023

Sub: Submission of Six-Monthly Compliance Report for Proposed Expansion in Environmental Clearance of "O22 Business Park" Project at plot B-36 at MIDC wagle, Thane, Maharashtra by Midas Touch.

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1. Environment Department, Mantralaya, Mumbai
2. Director, MoEF, Nagpur
3. RO, MPCB, Thane

COMPLIANCE REPORT

(OCTOBER 2024 TO MARCH 2025)

For

PROPOSED EXPANSION IN COMMERCIAL BUILDING “O22 BUSINESS PARK”

Amended EC vide identification no. EC24B038MH185785 File No. -
SIA/MH/INFRA2/441580/2023 dated 23.07.2024

Environmental Clearance Vide File No.
SIA/MH/INFRA2/401375/2022 dated 11.04.2023

At

Plot B-36 at MIDC Wagle, Thane, Maharashtra

Proposed By

MIDAS TOUCH

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DATA SHEET

Project Details

Sr. No.	Particulars	Details
1	Project type: River- valley/mining /Industry/Thermal/Nuclear/other (specify)	Construction Project
2	Name of the Project	Proposed Expansion in Commercial building "O22 Business Park" Project at Plot B-36 at MIDC Wagle, Thane, Maharashtra by Midas Touch.
3	Clearance letter(s)/OM and Date	Amended EC vide identification no. EC24B038MH185785 File No. - SIA/MH/INFRA2/441580/2023 dated 23.07.2024 Environmental Clearance Vide File No. SIA/MH/INFRA2/401375/2022 dated 11.04.2023
4	Location	Plot B-36 at MIDC Wagle, Thane, Maharashtra
	a) District(s)	Thane
	b) State(s)	Maharashtra
	c) Latitude/Longitude	19°11'38.14"N 72°56'59.09"E
5	Address of correspondence	
	a) address of concerned Project Chief Executive (with pin code & telephone/telex/fax numbers)	Mr. Manoj Shah Director Midas Touch. Tel.no.:9820355844
	b) Address of Executive Project Engineer /Manager (with pin code/fax numbers)	Mr. Manoj Shah Director Midas Touch. Tel.no.:9820355844
6	Salient features	
	a) of the Project	This is commercial project. Building Configuration: 3 Basement + Ground + 6 Podium + 15 Part Floor
	b) of the Environmental Management Plan	<ul style="list-style-type: none"> • STP will be provided. • Rain Water Harvesting through RWH Tank • Solid waste management: Biodegradable waste will be treated in OWC. Dry waste shall be segregated & disposed off to recyclers.

Sr. No.	Particulars	Details						
7	Break-up of the project area							
	a) submergence area: forest & non-forest	NA						
	b) Others	<p>Total Plot area: 4,823.00 m²</p> <table border="1"> <tr> <td>FSI area</td> <td>14,329.05 m²</td> </tr> <tr> <td>Non FSI area</td> <td>32,397.41 m²</td> </tr> <tr> <td>Total BUA</td> <td>46,726.46 m²</td> </tr> </table> <p>SEIAA decided to grant EC for FSI - 14,329.05 m², Non FSI-28,713.53 m², Total BUA-43,042.58 m². (Plan approval NO-I-24155, dated 27.10.2023) (Restricted as per appraisal)</p>	FSI area	14,329.05 m ²	Non FSI area	32,397.41 m ²	Total BUA	46,726.46 m ²
FSI area	14,329.05 m ²							
Non FSI area	32,397.41 m ²							
Total BUA	46,726.46 m ²							
8	Breakup of the project affected population with enumeration of those losing houses/dwelling unit only agricultural land only, both dwelling units & agricultural land & landless laborers/	Own Land						
	a) SC, ST / Adivasis	N.A.						
9	Financial details:							
	a) Project cost as originally planned and subsequent revised estimates and the year of price reference	Rs. 165 Crore						
	b) Allocation made for environmental management plans with item wise and year wise break-up	<p>EMP Cost</p> <p>Construction Phase: The environmental budget during construction phase of project is Rs. 28 Lakhs</p> <p>Operation Phase: Capital Cost: 381.50 Lakhs O and M Cost: 22.15 Lakhs/annum</p>						
	c) Benefit cost ratio/Internal rated of Return and the year of assessment	N.A.						
	d) Whether (c) includes the cost of environmental management as shown in the above	N.A.						
	e) Actual expenditure incurred on the environmental management plans so far							
10	Forest land requirement	No Forest Land Required						
	a) The status of approval for diversion of forest land for non-forestry use	N.A.						

Sr. No.	Particulars	Details
	b) The status of clearing felling	N.A.
	c) The status of compensatory	N.A.
	d) afforestation, if any	N.A.
	e) Comments on the viability & sustainability of compensatory afforestation programme in the light of actual field experience so far	N.A.
11	The status of clear felling in non-forest area (such as submergence area of reservoir, approach roads), if any with quantitative information	N.A.
12	Status of construction	
	a) Date commencement (Actual and/or planned)	
	b) Date of completion (Actual and/or planned)	December 2026
13	Reasons for the delay if the project is yet to start	NA
14	Dates of site visits	
	a) The dates on which the project was monitored by the Regional office on previous occasions, if any	Site was visited on 21.03.2024 by MoEF Officer, CCR was received dated 28.03.2024
	b) Date of site visit for this monitoring report	12.03.2025
15	Details of correspondence with project authorities for obtaining action plans/information on status of compliance to safeguards other than the routine 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)	-

CURRENT STATUS OF PROJECT

PRESENT STATUS OF COMMERCIAL PROJECT "PROPOSED EXPANSION IN COMMERCIAL BUILDING "O22 BUSINESS PARK" PROJECT AT PLOT B-36 AT MIDC WAGLE, THANE, MAHARASHTRA

Work of the 1st office is in progress, and office floors up to the 10th have been completed as of March 2025



***COMPLIANCE TO EC
CONDITIONS***

**Compliance to Amended Environmental Clearance vide
identification no. EC24B038MH185785 File No. -
SIA/MH/INFRA2/441580/2023 dated 23.07.2024**

SPECIFIC CONDITIONS		
A. SEAC CONDITIONS		
Sr. No.	Conditions	Compliance
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 showing RG area requirement is NIL as per prevailing DCR.	We have received the Sanction plan for the proposed project on dt 27.10.2023 from Deputy Engineer & PA III, Special Planning Authority Sub Dn., MIDC, Division II, Thane for Plot area of 4,823 m ² , FSI area of 14,329.05 m ² , Non-FSI area of 28,713.53 m ² and Total Built-up area of 43,042.58 m ²
2.	PP to obtain following NOCs & remarks as per amended planning: a) Water supply; b) Sewer connection; c) SWD NOC; d) CFO NOC; e) Tree NOC; d) SWM/C&D NOC.	We have received Water Supply NOC from Maharashtra Industrial Development Corporation (MIDC) Division No. II, Thane on 11.10.2023. We received a Sewer Connection NOC from Maharashtra Industrial Development Corporation (MIDC) Division No. II, Thane on 17.01.2023. We received a CFO NOC from Maharashtra Industrial development Corporation (MIDC) Division No. II, Thane on 12.10.2023. We Received Tree NOC from Maharashtra Industrial Development Corporation (MIDC) Division No. II, Thane on 17.01.2023. We received permission of demolition from Maharashtra Industrial Development Corporation (MIDC) Division No. II, Thane on 29.04.2022.
3.	PP to submit undertaking and architect certificate mentioning that RG area is not required to be provided as per prevailing MIDC DCR.	We have Submitted undertaking and architect certificate mentioning that RG area is not required to be provided as per prevailing MIDC DCR Circular No. MIDC/CP/E30146/2016, dated December 27, 2016.

		In the case of MIDC Layouts developed prior to August 2009 and where open spaces have been mentioned as per the earlier DCR (i.e., 10 % of the area under layout excluding plots larger than 4 ha). The same shall be continued; and plot holders in such layouts with areas greater than 1 ha and up to 4 ha shall be exempted from providing 10 % open spaces. As a result, the proposed project comes under the same circular therefore there is no requirement of mandatory RG in the project site; However, we have provided 451.87 m ² of green belt development area.
4.	PP to obtain certified compliance report of earlier EC from Regional Office, MOEF&CC, Nagpur.	We have Received the Certified Compliance Report from the regional Office, MOEF&CC, Nagpur dated 28.03.2024. Certified Compliance Report from RO MOEF&CC is attached as Annexure VII
5.	PP to relocate flushing tank adjacent to the STP.	We have relocated the flushing tank adjacent to the STP. Layout is submitted to Hon'ble Committee.
6.	PP to revise water balance with quantity & % of sewage discharged into the municipal sewer line & ensure that treated water discharge is only 35% to municipal sewer line.	We have revised Water balance as per Suggestion of Hon'ble Committee.
7.	PP to revise STP layout with area provided & 40% open to sky area.	We have submitted revised STP layout & provided 40 % STP area open to sky.
8.	PP to provide basement ventilation and air cleaning system & include cost of basement ventilation and air cleaning system in the EMP and submit revised EMP of operation phase.	We have provided Basement Ventilation and air cleaning system & include the cost of Basement Ventilation and air cleaning system in the EMP and Submitted EMP of Operation phase.
9.	PP to submit structural stability certificate from registered structural engineer for proposed vertical expansion.	We have Submitted structural stability certificate as suggested by Hon'ble Committee.
B. SEIAA CONDITIONS		
1.	PP submitted that their project is located within the MIDC and as per provisions of DCR of MIDC,	We have Submitted undertaking and architect certificate mentioning that RG area is not required to be provided as

	mandatory RG is not applicable to their project. MIDC to ensure the validity of the same.	per prevailing MIDC DCR Circular No. MIDC/CP/E30146/2016, dated December 27, 2016. In the case of MIDC Layouts developed prior to August 2009 and where open spaces have been mentioned as per the earlier DCR (i.e., 10 % of the area under layout excluding plots larger than 4 ha). The same shall be continued; and plot holders in such layouts with areas greater than 1 ha and up to 4 ha shall be exempted from providing 10 % open spaces. As a result, the proposed project comes under the same circular therefore there is no requirement of mandatory RG in the project site; However, we have provided 451.87 m ² of green belt development area.
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.	Noted. We will keep open space unpaved or we will provide grass pavers if required.
3.	PP to achieve at least 5 % of total energy requirement from Solar/other renewable Sources.	Noted. We will achieve 5% of total energy requirement from solar/other renewable sources.
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. We will 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 decided to grant EC for FSI-14,329.05 m ² , Non FSI-28,713.53 m ² , Total BUA-43,042.58 m ² . (Plan approval No-1-24155, dated-27.10.2023) (Restricted as per appraisal).	Noted.
GENERAL CONDITIONS		
(a) Construction Phase		
(i)	The solid waste generated should be properly collected and segregated. Dry/inert solid waste	The waste generated from the Labour camp is mostly household waste which is disposed into the municipal bins.

	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 approved sites with the approval of competent authority.	<p>The muck is disposed in at site.</p> <p>All safety precautions have been taken by the PP. The safety nets, barricading to plot boundary, water spraying at source of dust and noise pollution mitigation measures are taken.</p> <p>Re-utilization strategy for construction debris is followed.</p>
(iii)	Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.	<p>No hazardous waste generated during construction phase.</p> <p>However, the disposal of the same shall be done as per CPCB /MBCB norms applicable to hazardous waste.</p>
(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.	PP has provided Adequate drinking Water and sanitary facilities on site to the Workers. Toilets are provide for gents & for ladies. The waste generated from the Labour camps is mostly household waste. This waste gets dispose off in municipal bins.
(v)	Arrangement shall be made that waste water and storm water do not get mixed.	<p>The Storm water drains and sewer lines are separately provided on site. This arrangement shall ensure that storm water and sewage will not mix.</p> <p>The excess treated waste water will be disposed in Municipal Sewer lines through sewer lines.</p>
(vi)	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.	Water demand during construction is 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.	We have tested Soil and Ground water samples through MoEF recognized laboratory. As per test report there is no presence of heavy metals in the soil and ground water. The Monitoring Report is

		attached as Annexure VI
(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.	We are not using ground water for construction/operation purpose. As such permission from CGWB is not obtained
(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.	Water efficient sanitary fixtures have been provided for completed part of building
(x)	The Energy Conservation Building Code shall be strictly adhered to.	Strict adherence to the Energy Conservation Building Code shall be ensured.
(xi)	All the topsoil excavated during the construction activities should be stored for use in horticulture/ landscape development within the project site	Top layer of soil is reused for the Development of green belt.
(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.	Natural drainage system of area is not disturbed. The construction is done by taking advantage of natural contour. No additional soil is required for land levelling.
(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.	We have tested Soil and Ground water samples through MoEF recognized laboratory. As per test report there is no presence of heavy metals in the soil and ground water. The Monitoring Report is attached as Annexure VI
(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 and shall be complied.
(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.	DG set as per CPCB norms will be provided during operation phase.

(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.	Vehicles hired for transportation of Raw material are strictly complying with the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicles are 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.	The noise levels as well as air pollution were monitored regularly from MoEF recognized laboratory. Copy of reports is attached as Annexure VI
(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 DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	DG set as per CPCB norms will be provided during operation phase. We have complied to above & made necessary arrangements. The DG sets will be provided as emergency backup for lift, common area, pumps etc. The DG set will be confirming the guidelines prescribed by CPCB and rules made under the Environment (Protection) Act 1986. The stack heights is as per MPCB prescribed norms.
(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 Environmental cell/ Designated person.	Supervisors trained in Environmental Management measures are present onsite and they are responsible for the onsite Environmental Management Plan.
(b) Operation Phase		

(i)	<p>(a) The solid waste generated should be properly collected and segregated.</p> <p>(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.</p> <p>(c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.</p>	<p>Noted and shall be complied.</p> <p>Solid waste generated will be properly collected and segregated.</p> <p>Wet garbage will be treated in OWC</p> <p>The solid waste generated will be properly collected, Segregated. Dry/inert solid waste will be disposed through Authorized Recycler.</p>
(ii)	E-waste shall be disposed through authorized vendor as per E-waste (Management and handling) rules, 2016.	E-Waste generated from commercial building will be disposed through authorized vendor.
(iii)	<p>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 Ministry before the project is commissioned for operation.</p> <p>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.</p> <p>Necessary measures should be made to mitigate the odour problem from STP.</p> <p>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.</p>	<p>STP of 155 KLD will be provided. Sewage is treated up to tertiary level. The treated sewage will be reused for Flushing & green belt development purpose.</p> <p>The dual plumbing system shall be provided to recycle the treated water for flushing purpose.</p> <p>The plant will be designed as per standards prescribed by Maharashtra Pollution Control Board</p>
(iv)	<p>Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings.</p> <p>As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in</p>	Occupation will only be allotted after Completion and commissioning of STP, MSW disposal facility and Green Belt development.

	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 personally ensuring the sustained water availability, connectivity of sewer line to the project site and proper disposal of water as per environmental norms.	Noted
(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.	Entry and Exit to the proposed project are located in such way that it will not affect traffic on the adjoining roads. Also, sufficient parking space has been proposed to be provided.
(vii)	PP to provide adequate electric charging points for electric vehicles (EVs).	Noted and shall be complied.
(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.	We have provided 451.87 m ² of green belt development area. Tree plantation along the plot boundary will be as per the CPCB guidelines.
(ix)	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	Environmental cell shall be formed 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 costs shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.	The funds for implementation of environmental protection measures/EMP shall be provided as per planned requirement. Expenditure on EMP shall be being done as planned. All the environmental infrastructure like STP, Rainwater harvesting, OWC

		<p>and Solar PV panel will be installed for the building.</p> <p>Breakup of EMP during construction phase and operation phase is attached as Annexure IV</p>
(xi)	<p>The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://parivesh.nic.in</p>	<p>The advertisement was given in local newspapers. Copy of the same is attached as Annexure III</p>
(xii)	<p>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.</p>	<p>The half yearly compliance report to MPCB Regularly submitted.</p>
(xiii)	<p>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</p>	<p>We have uploaded the status of compliance of the stipulated EC conditions, including results of monitored data.</p> <p>The half yearly compliance report along with Monitoring reports to Regional office of MOEF Nagpur, CPCB, MPCB & Env. Department are regularly submitted.</p>

	in the public domain.	
C. GENERAL EC CONDITIONS		
(i)	PP has to abide by the condition stipulated by SEAC & SEIAA.	We agree and complying 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.	We have obtained Consent to Establish vide UAN No. MPCB-CONSENT-0000138207 dated 04.11.2022. Attached as Annexure II
(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.	We have obtained Environmental Clearance EC23B038MH157236 File No. - SIA/MH/INFRA2/401375/2022 dated 11.04.2023 We have obtained Amended EC vide identification no. EC24B038MH185785 File No. - SIA/MH/INFRA2/441580/2023 dated 23.07.2024 Copy is attached as Annexure I.
(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.	The six-monthly reports are regularly submitted to Regional office of MOEF Nagpur, CPCB, Environment Department and MPCB.
(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 Officers of MoEF by e-	Noted and complied.

	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.	Noted and shall be complied.
(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.	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 immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.	We understand the issue and shall be abided accordingly
5.	This Environmental 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	Noted. Required NOC's are obtained before starting proposed work at site.

	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 environmental clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.	We understand the issue and shall be abided accordingly.
7.	Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended time to time.	Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, and amendments by MoEF&CC Notification dated 29th April, 2015.
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 environmental 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.	Noted



ANNEXURE I

ENVIRONMENTAL
CLEARANCE



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

To,

The Director

MIDAS TOUCH

102, Prabha Niwas, R.G. Gadkari road, Near Gadgil Jewellers Naupada,
Thane (W) -400602

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/INFRA2/441580/2023 dated 28 Aug 2023. The particulars of the environmental clearance granted to the project are as below.

- | | |
|--|---|
| 1. EC Identification No. | EC24B038MH185785 |
| 2. File No. | SIA/MH/INFRA2/441580/2023 |
| 3. Project Type | Expansion |
| 4. Category | B |
| 5. Project/Activity including Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Application For Proposed Expansion in Environmental Clearance of "O22 Business park " Project at Plot B-36 at MIDC Wagle, Thane , Maharashtra by Midas Touch. |
| 7. Name of Company/Organization | MIDAS TOUCH |
| 8. Location of Project | MAHARASHTRA |
| 9. TOR Date | N/A |

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

Date: 23/07/2024

(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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and Virtuous Environmental Single-Window Hub)*



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/441580/2023
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s.Midas Touch,
Plot B-36 at MIDC Wagle,
Thane.

Subject : Environmental Clearance for proposed expansion of commercial building "O22 Business Park" project at Plot B-36 at MIDC Wagle, Thane by M/s.Midas Touch

Reference : Application no. SIA/MH/INFRA2/441580/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 222nd meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 276th meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 24th June, 2024.

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

Sr. No.	Description	Details										
1	Proposal No.	SIA/MH/INFRA2/441580/2023										
2	Name of project	Application for the Proposed Expansion in Environment Clearance of "O22 Business Park" project at Plot B-36 at MIDC Wagle, Thane, Maharashtra by Midas Touch.										
3	Project category	8 (a) B2 Category										
4	Type of Institution	Private										
5	Project Proponent	<table border="1"><tr><td>Name</td><td>M/S Midas Touch Mr. Manoj Shah</td></tr><tr><td>Regd. Office address</td><td>102, Ravi const, Prabha Niwas, R G Gadkari Road, Thane, Maharashtra, 400602.</td></tr><tr><td>Contact number</td><td>9820355844</td></tr><tr><td>Telephone</td><td>022-25453333</td></tr><tr><td>Email ID</td><td>manojvshah@hotmail.com</td></tr></table>	Name	M/S Midas Touch Mr. Manoj Shah	Regd. Office address	102, Ravi const, Prabha Niwas, R G Gadkari Road, Thane, Maharashtra, 400602.	Contact number	9820355844	Telephone	022-25453333	Email ID	manojvshah@hotmail.com
Name	M/S Midas Touch Mr. Manoj Shah											
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Contact number	9820355844											
Telephone	022-25453333											
Email ID	manojvshah@hotmail.com											
6	Consultant	QCI NABET Accredited QCI/NABET/ENV/ACO/23/3026										

		Validity 09.02.2024														
7	Applied for	Expansion in Environment Clearance														
8	Location of the projects	Plot B-36 at MIDC Wagle, Thane, Maharashtra														
9	Latitude and Longitude	19°11'38.14" N latitude 72°56'59.09" E longitude														
10	Plot Area (Sq.Mtrs.)	4,823.00 Sq.Mtrs.														
11	Deductions (Sq.Mtrs.)	0														
12	Net plot area (Sq.Mtrs.)	4,823.00 Sq.Mtrs.														
13	Ground coverage (Sq.Mtrs.) & %	2,411.50 (50% of net plot area)														
14	FSI area (Sq.Mtrs.)	14,329.05 Sq.Mtrs.														
15	Non-FSI (Sq.Mtrs.)	32,397.41 Sq.Mtrs.														
16	Proposed Built up area (FSI + Non FSI)	46,726.46 Sq.Mtrs.														
17	TBUA (Sq.Mtrs.) approved by Planning Authority till date	4,731 Sq.Mtrs.														
18	Earlier EC details with Total Construction area, if any.	We have received Environment Clearance from SEIAA Maharashtra vide File no. SIA/MH/INFRA2/401375/2022 dated 11.04.2023. Total construction area is 20,957.17 Sq.Mtrs. (As per approved EC)														
19	Construction completed as per earlier EC (FSI + Non FSI) (Sq.Mtrs.)	As per EC received, 6898.36 Sq.Mtrs. Non FSI area constructed.														
20	Buildings Configuration	<table border="1"> <thead> <tr> <th>Building Name & number</th> <th>Number of floors</th> <th>Height of the building (m)</th> </tr> </thead> <tbody> <tr> <td>O22 Business Park</td> <td>3 Basement + Ground + 6 Podium + 15-part Floor</td> <td>78.90</td> </tr> </tbody> </table>			Building Name & number	Number of floors	Height of the building (m)	O22 Business Park	3 Basement + Ground + 6 Podium + 15-part Floor	78.90						
Building Name & number	Number of floors	Height of the building (m)														
O22 Business Park	3 Basement + Ground + 6 Podium + 15-part Floor	78.90														
21	No. of Tenement & Shop	<table border="1"> <thead> <tr> <th>Sr.</th> <th>Description</th> <th>Proposed</th> <th>Unit</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>IT Offices</td> <td>251</td> <td>No.</td> </tr> <tr> <td>2.</td> <td>Shops</td> <td>6 Shops G +1 Interconnected</td> <td>No.</td> </tr> </tbody> </table>			Sr.	Description	Proposed	Unit	1.	IT Offices	251	No.	2.	Shops	6 Shops G +1 Interconnected	No.
Sr.	Description	Proposed	Unit													
1.	IT Offices	251	No.													
2.	Shops	6 Shops G +1 Interconnected	No.													

		3.	ITSS	2	No.
22	Total Population	Total Population: 2,397 nos.			
23	Total Water requirement	Sr.	Description	Proposed	Unit
		1.	Total water requirement	127	m ³ /day
24	Under Ground Tank (UGT) location	UGT is in 1 st basement			
25	Source of water	Maharashtra Industrial Development Corporation (MIDC)			
26	STP Capacity & Technology	Sr.	Description	Proposed	Unit
		1.	STP capacity	155	m ³ /day
		STP technology – MBBR			
27	STP Location	Location: Ground			
28	Sewage Generation CMD & % of sewage discharge in sewer line	Sr.	Description	Proposed	Unit
		1.	Total sewage generated	118	m ³ /day
29	Solid Waste during Construction Phase	50 kg/day			
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Sr.	Details	Proposed	Unit
		1.	Total Solid waste generation	637	kg/day
		2.	Non-Bio-degradable waste	299	kg/day
		3.	Biodegradable waste	338	kg/day
		4.	STP dry sludge	1	kg/day
		5.	E waste	335	kg/year
		<ul style="list-style-type: none"> • Dry waste handled over to the MIDC. • Generated manure will be used for gardening. • STP dry sludge will be used as manure. • E-waste disposal through an authorized vendor. 			
31	R.G Area in sq.m	RG required		Not Required	
		RG Provided on ground		451.87 Sq.Mtrs.	
		Total		451.87 Sq.Mtrs.	
		Existing trees on plot: 41 nos.			
		Number of trees to be cut: 09 nos.			
		Number of trees to be trimmed: 09 Nos.			
		Number of trees to be transplanted: 13 Nos.			
		Number of trees to be retained: 10 Nos.			

		Number of trees proposed: 130 Nos.																	
32	Power requirement	<table border="1"> <thead> <tr> <th>Description</th> <th>Proposed</th> <th>Unit</th> </tr> </thead> <tbody> <tr> <td>During construction phase</td> <td>47</td> <td>kVA</td> </tr> <tr> <td>During operation phase for</td> <td></td> <td></td> </tr> <tr> <td>D) Max. demand load</td> <td>2112.95</td> <td>kW</td> </tr> <tr> <td>II) Connected load</td> <td>3360.11</td> <td>kW</td> </tr> </tbody> </table>			Description	Proposed	Unit	During construction phase	47	kVA	During operation phase for			D) Max. demand load	2112.95	kW	II) Connected load	3360.11	kW
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D) Max. demand load	2112.95	kW																	
II) Connected load	3360.11	kW																	
33	Energy Efficiency	Overall conventional energy saving: 20.98% Renewable Energy saving: 5.18%																	
34	DG Set Capacity	1 No. X 400 kVA																	
35	Parking 4 W & 2W	<table border="1"> <thead> <tr> <th>Sr.</th> <th>Details</th> <th>Required parking</th> <th>Provided parking</th> <th>Unit</th> </tr> </thead> <tbody> <tr> <td>a</td> <td>2W Parking</td> <td>16</td> <td>340</td> <td>nos.</td> </tr> <tr> <td>b</td> <td>4W Parking</td> <td>159</td> <td>494</td> <td>nos.</td> </tr> </tbody> </table>			Sr.	Details	Required parking	Provided parking	Unit	a	2W Parking	16	340	nos.	b	4W Parking	159	494	nos.
Sr.	Details	Required parking	Provided parking	Unit															
a	2W Parking	16	340	nos.															
b	4W Parking	159	494	nos.															
36	No. & capacity of Rainwater harvesting tanks /Pits	RWH Tank Capacity: 1 no, of RWH tank of 64.15 m ³																	
37	Project cost	Rs.165 Crore.																	
38	EMP	Construction phase: Rs. 28 Lakhs /Annum. Operation Phase: 1. Capital Cost: Rs. 381.50 Lakhs. 2. O & M Cost: Rs. 22.15 Lakhs/Annum.																	
40	CER Details with Justification if any as per MoEF&CC circular dated 01/05/2018	CER implemented as EMP																	
41	Details of Court Cases/litigations w.r.t the project and project location, if any.	No, there is no court case against the project.																	

The comparative statement showing the project details as per earlier EC and proposed project is as follow:

As per Previous EC 11.04.2023			Proposed Revision			Remarks if any
Building	Configuration	Height (m)	Buildings	Configuration	Height (m)	
Commercial IT Building	2 Basement + Ground + 6 Podium + 15 Part Floor	78.90	Commercial IT Building	3 Basement + Gr. Floor + 6 Podium Floor + 15 Floor	78.90	No change in Building Height & in Services

The comparative statement for the project is as below:

Sr. No.	Description	As per EC 11.04.2023	Change required	Total for expansion	Unit	Remark	Reason
1	Category	8(a) B2	-	8(a) B2		No change	-
2	Area						
a)	Plot area	4,823	-	4,823	m ²	No change	-
b)	Total deductions	0	-	0	m ²	No change	-
c)	Net plot area	4,823	-	4,823	m ²	No change	-
d)	FSI area	14,329.05		14,329.05	m ²	No change	
e)	Non-FSI area	28,713.53	3683.88	32,397.41	m ²	Increased	Increase in area due to basement
f)	Total construction area	43,042.58	3683.88	46,726.46	m ²	Increased	Increase in area due to basement
3	Project cost	160	0	160	Rs. crore	No change	-
4	Total tenements	251	0	251	Nos.	No change	-
5	Max. height of the building	78.90	0	78.90	m	No change	-
6	Total population	2,397	0	2,397	Nos.	No change	-
7	Total water requirement	127	0	127	m ³ /day	No change	-
8	STP details						
a)	Sewage generation	118	0	118	m ³ /day	No change	-
b)	STP capacity	155	0	155	m ³ /day	No change	-
9	Solid waste management						
a)	Total solid waste	637.35	0	637.35	kg/day	No change	-
b)	Dry Waste	299.07	0	299.07	kg/day	No change	-

c)	Wet Waste	338.28	0	338.28	kg/day	No change	
d)	E Waste	335	-	335	kg/day	No change	-
e)	STP Sludge	1	-	1	kg/day	No change	-
10	Green belt development						
a)	RG area	451.87	0	451.87	m ²	No Change	-
b)	No. of trees	120	0	120	Nos.	No Change	
11	Parking details						
a)	4-Wheeler	420	74	494	Nos.	Increased	As per DCR
b)	2-Wheeler	385	-45	340	Nos.	Decreased	As per DCR
12	Power requirement						
a)	Connected load	3,360.11	0	3,360.11	kVA	No change	
b)	Demand load	2,112.95	0	2,112.95	kVA	No change	-
c)	DG set nos. & capacity	1 x 400	0	1 x 400	Nos. x kVA	No change	
13	RWH Tank	1 x 64.15	0	1 x 64.15	m ³	No change	-
14	EMP cost during construction phase	28	0	28	Lakh	No change	-
15	EMP cost during operation phase						
a)	Capital cost	171.7	3	173.7	Lakh	Increased	Change/modifications in the project.
b)	O & M Cost	14.22	0.3	14.22	Lakh/Year	Increased	

3. Proposal is an expansion of existing construction project. Project had received earlier Environment Clearance vide SIA/MH/INFRA2/401375/2022 dated:11.04.2023 for plot area of 4,823.00 Sq.Mtrs., FSI area of 14,329.05 Sq.Mtrs., Non-FSI area of 28,713.53 Sq.Mtrs and total construction area of 43,042.58 Sq.Mtrs. Proposal has been considered by SEIAA in its 276th meeting held on 24th June, 2024 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 showing RG area requirement is NIL as per prevailing DCR.

2. PP to obtain following NOCs & remarks as per amended planning:
 - a) Water supply; b) Sewer connection; c) SWD NOC; d) CFO NOC; e) Tree NOC; d) SWM/C&D NOC.
3. PP to submit undertaking and architect certificate mentioning that RG area is not required to be provided as per prevailing MIDC DCR.
4. PP to obtain certified compliance report of earlier EC from Regional Office, MOEF&CC, Nagpur.
5. PP to relocate flushing tank adjacent to the STP.
6. PP to revise water balance with quantity & % of sewage discharged into the municipal sewer line & ensure that treated water discharge is only 35% to municipal sewer line.
7. PP to revise STP layout with area provided & 40% open to sky area.
8. PP to provide basement ventilation and air cleaning system & include cost of basement ventilation and air cleaning system in the EMP and submit revised EMP of operation phase.
9. PP to submit structural stability certificate from registered structural engineer for proposed vertical expansion.

B. SEIAA Conditions-

1. PP submitted that, their project is located within the MIDC and as per provisions of DCR of MIDC, mandatory RG is not applicable to their project. MIDC to ensure the validity of the same.
2. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. PP 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 decided to grant EC for-FSI-14,329.05 m², Non FSI-28,713.53 m², total BUA-43,042.58 m². (Plan approval No-I-24155, dated-27.10.2023) (Restricted as per appraisal)

General Conditions:

a) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.

- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XIX. Regular supervision of the above and other measures for monitoring should be in place

all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in

- XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

- I. PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.
- II. If applicable "Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
- III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
- IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
- V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
- VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
- VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP

Act.

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

6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.

8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.

9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.



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, Thane Municipal Corporation
7. CEO, MIDC, Mumbai.
8. Regional Officer, Maharashtra Pollution Control Board, Thane.

Signature Not Verified

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

Designation: Member Secretary

Date and Time: 7/23/2024 1:47:39 PM

ANNEXURE I



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

ENVIRONMENTAL
CLEARANCE

To,

The Director
MIDAS TOUCH
102, Prabha Niwas, R.G. Gadkari road, Near Gadgil Jewellers Naupada,
Thane (W) -400602

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/INFRA2/401375/2022 dated 10 Oct 2022. The particulars of the environmental clearance granted to the project are as below.

- | | |
|--|--|
| 1. EC Identification No. | EC23B038MH157236 |
| 2. File No. | SIA/MH/INFRA2/401375/2022 |
| 3. Project Type | New |
| 4. Category | B |
| 5. Project/Activity including Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Application for the Environment Clearance of proposed "O22 Business Park" project at Plot B-36 at Thane, Maharashtra by Midas Touch. |
| 7. Name of Company/Organization | MIDAS TOUCH |
| 8. Location of Project | MAHARASHTRA |
| 9. TOR Date | N/A |

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

Date: 11/04/2023

(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.

This is a computer generated cover page.

PARIVESH

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and Virtuous Environmental Single-Window Hub)



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/401375/2022
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Midas Touch,
Plot B-36, MIDC Thane,
Thane.

Subject : Environmental Clearance for proposed construction project O22
Business Park at Plot B-36, MIDC Thane, Thane by M/s. Midas Touch

Reference : Application no. SIA/MH/INFRA2/401375/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 193rd meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 257th (Day-3) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

Sr. No.	Description	Details										
1	Proposal No.	SIA/MH/INFRA2/401375/2022										
2	Name of project	Application for the Environment Clearance of proposed "O22 Business Park" project at Plot B-36 at MIDC Wagle, Thane, Maharashtra by Midas Touch.										
3	Project category	8 (a) B2 Category										
4	Type of Institution	Private										
5	Project Proponent	<table border="1"><tr><td>Name</td><td>M/S Midas Touch Mr. Manoj Shah</td></tr><tr><td>Regd. Office address</td><td>102, Ravi const, Prabha Niwas, R G Gadkari Road, Thane, Maharashtra, 400602.</td></tr><tr><td>Contact number</td><td>9820355844</td></tr><tr><td>Telephone</td><td>022-25453333</td></tr><tr><td>Email ID</td><td>manojvshah@hotmail.com</td></tr></table>	Name	M/S Midas Touch Mr. Manoj Shah	Regd. Office address	102, Ravi const, Prabha Niwas, R G Gadkari Road, Thane, Maharashtra, 400602.	Contact number	9820355844	Telephone	022-25453333	Email ID	manojvshah@hotmail.com
Name	M/S Midas Touch Mr. Manoj Shah											
Regd. Office address	102, Ravi const, Prabha Niwas, R G Gadkari Road, Thane, Maharashtra, 400602.											
Contact number	9820355844											
Telephone	022-25453333											
Email ID	manojvshah@hotmail.com											
6	Consultant	Mahabal Enviro Engineers Pvt. Ltd. QCI NABET Accredited QCI/NABET/ENV/ACO/22/2531 Re-Accreditation dated 26.09.2022 validity 26.12.2022										
7	Applied for	Environment Clearance										
8	Location of the project	Plot B-36 at MIDC Wagle, Thane, Maharashtra										

9	Latitude and Longitude	19°11'38.14" N latitude 72°56'59.09" E longitude																		
10	Plot Area (m ²)	4,823 m ²																		
11	Deductions (m ²)	0																		
12	Net plot area (m ²)	4,823 m ²																		
13	Ground coverage (m ²) & %	2,411.50 (50% of net plot area)																		
14	FSI area (m ²)	14,329.05 m ²																		
15	Non-FSI (m ²)	28,713.53 m ²																		
16	Proposed Built up area (FSI + Non FSI)	43042.58 m ²																		
17	TBUA (m ²) approved by Planning Authority till date	LOI of 14,469 sqm FSI & 43,042.58 m ² construction area																		
18	Earlier EC details with Total Construction area, if any.	It's new project																		
19	Construction completed as per earlier EC (FSI + Non FSI) (m ²)	It's new project																		
20	Buildings Configuration	<table border="1"> <thead> <tr> <th>Building Name & number</th> <th>Number of floors</th> <th>Height of the building (m)</th> </tr> </thead> <tbody> <tr> <td>O22 Business Park</td> <td>2 Basement + Ground + 6 Podium + 15-part Floor</td> <td>78.90</td> </tr> </tbody> </table>			Building Name & number	Number of floors	Height of the building (m)	O22 Business Park	2 Basement + Ground + 6 Podium + 15-part Floor	78.90										
Building Name & number	Number of floors	Height of the building (m)																		
O22 Business Park	2 Basement + Ground + 6 Podium + 15-part Floor	78.90																		
21	No. of Tenement & Shop	<table border="1"> <thead> <tr> <th>Sr.</th> <th>Description</th> <th>Proposed</th> <th>Unit</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>IT Offices</td> <td>251</td> <td>No.</td> </tr> <tr> <td>2.</td> <td>Shops</td> <td>6 Shops G +1 Interconnected</td> <td>No.</td> </tr> <tr> <td>3.</td> <td>ITSS</td> <td>2</td> <td>No.</td> </tr> </tbody> </table>			Sr.	Description	Proposed	Unit	1.	IT Offices	251	No.	2.	Shops	6 Shops G +1 Interconnected	No.	3.	ITSS	2	No.
Sr.	Description	Proposed	Unit																	
1.	IT Offices	251	No.																	
2.	Shops	6 Shops G +1 Interconnected	No.																	
3.	ITSS	2	No.																	
22	Total Population	Total Population: 2,397 nos.																		
23	Total Water requirement	<table border="1"> <thead> <tr> <th>Sr.</th> <th>Description</th> <th>Proposed</th> <th>Unit</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Total water requirement</td> <td>127</td> <td>m³/day</td> </tr> </tbody> </table>			Sr.	Description	Proposed	Unit	1.	Total water requirement	127	m³/day								
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1.	Total water requirement	127	m³/day																	
24	Under Ground Tank (UGT) location	UGT is in 1 st basement																		
25	Source of water	Thane Municipal Corporation (TMC)																		
26	STP Capacity & Technology	<table border="1"> <thead> <tr> <th>Sr.</th> <th>Description</th> <th>Proposed</th> <th>Unit</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>STP capacity</td> <td>155</td> <td>m³/day</td> </tr> </tbody> </table> STP technology – MBBR			Sr.	Description	Proposed	Unit	1.	STP capacity	155	m³/day								
Sr.	Description	Proposed	Unit																	
1.	STP capacity	155	m³/day																	
27	STP Location	Location: Ground																		

28	Sewage Generation CMD & % of sewage discharge in sewer line	Sr.	Description	Proposed	Unit	
		1.	Total sewage generated	118	m³/day	
29	Solid Waste during Construction Phase	50 kg/day				
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Sr.	Details	Proposed	Unit	
		1.	Total Solid waste generation	637.35	kg/day	
		2.	Non-Bio-degradable waste	299.07	kg/day	
		3.	Biodegradable waste	338.28	kg/day	
		4.	STP dry sludge	1	kg/day	
		5.	E waste	335	kg/year	
<ul style="list-style-type: none"> • Dry waste handled over to the TMC. • Generated manure will be used for gardening. • STP dry sludge will be used as manure. • E-waste disposal through an authorized vendor. 						
31	R.G Area in sq.m	RG required	Not Required			
		RG Provided on ground	451.87 m ²			
		Total	451.87 m ²			
		Existing trees on plot: 51 nos.				
		Number of trees to be planted:120 nos.				
		a) In RG area: 451.87 m ²				
		Number of trees to be cut:24 nos.				
		Number of trees to be transplanted:0				
32	Power requirement	Description		Proposed	Unit	
		During construction phase		47	kVA	
		During operation phase for				
		I) Max. demand load		2112.95	kW	
		II) Connected load		3360.11	kW	
33	Energy Efficiency	Overall conventional energy saving: 20.98% Renewable Energy saving: 5.18%				
34	DG Set Capacity	1 No. X 400 kVA				
35	Parking 4 W & 2W	Sr.	Details	Required parking	Provided parking	Unit
		a	2W Parking	16	385	nos.
		b	4W Parking	159	420	nos.
36	No. & capacity of Rainwater harvesting tanks /Pits	RWH Tank Capacity: 1 no, of RWH tank of 64.15 m ³				
37	Project cost	Rs.160 Crore				
38	EMP Cost					
	EMP costing during construction phase					
	Parameter	Description & Criteria	Estimation	Cost (Rs. In Lakh)		
Air Environment	During the construction	1 Water tanker/ day				

	phase, water is required for sprinkling for suppression of dust and for construction purpose.		5
Socio- Economic Environment	Site sanitation, Mobile STP Toilets, safe drinking water	4 No. of Toilets for Ladies & Gents workers	10
	Disinfection at site	Cleaning and maintaining the site	2
	Health check-up for workers, first aid kit	PPE and Safety equipment's	2
Environment management	Ambient air, drinking water, noise and soil testing on monthly basis.	Monitoring of Air, Noise, Soil and water and wastewater through MoEF Approved lab	3
	CFL lamps for labour hutments		1
Training and awareness	Safety personal protective equipment & Training programs	Safety equipment's	5
Total			28

39	EMP costing during operation phase				
	Component	Description	Criteria	Capital cost (Rs. in Lakh)	O & M Cost (Rs. Lakh /annum)
	Sewage Treatment Plant	1 Nos. of STP having total capacity 155 m ³ /day	MBBR STP technology	35.20	4.5
	Rain water Harvesting	RWH Tank of capacity 60 m ³	Construction & Maintenance	12	0.1
	Environmental Monitoring	Monitoring & analysis of Air, Noise, water analysis	Regular monitoring is scheduled every month.	MoEF approved laboratory	3
	Solid Waste management	Cost for Treatment of biodegradable garbage in OWC (1 Nos)	OWC installation, Maintenance & handling of Biodegradable garbage, segregation of waste	9.5	3
	Energy Conservation	Solar & common area lighting	Installation & Maintenance, battery backup	104	3.12
	Laying of storm water & sewer line up to final disposal	Storm water channel will connect up to nalla line	Construction & Maintenance	11	0.5

	Air Cleaning System	system will be installed in the basement for air cleaning purpose	Installation & Maintenance	2	0.2
	Total			173.7	14.42
40	CER Details with Justification if any as per MoEF&CC circular dated 01/05/2018		CER is not applicable		
41	Details of Court Cases/litigations w.r.t the project and project location, if any.		No, there is no court case against the project.		

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 257th (Day-3) meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to obtain following NOCs:
a)CFO NOC; b) SWM / C & D NOC; c) Tree NOC.
3. PP to submit revised tree list with total nos. of trees after development.
4. PP to submit details of air cleaning system with composition.

B. SEIAA Conditions-

1. This EC is restricted up to 42.60 m height 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 –14,329.05 m², Non FSI- 6628.12 m², Total BUA-20957.17 m². (Plan approval No. MIDC/DE & PA-III/IFMS/D73184/2022, dated-14.11.2022) (Non-FSI restricted as per approval)

General Conditions:

a) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during

construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.

- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of

stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.

- XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi

language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in

- XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

- I. PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.
- II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
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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, Thane Municipal Corporation
7. Regional Officer, Maharashtra Pollution Control Board, Thane.

Signature Not Verified

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

Date: 4/11/2023 2:06:38 PM

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.0000138207/CE/2211000274

Date: 04/11/2022

To,
 M/s. Midas Touch
 Plot No. B-36 , Road no: 22, Wagle
 Industrial Estate Thane (W) 400 604.



Your Service is Our Duty

Sub: Consent to Establish for Proposed commercial IT Park project granted under red category

Ref: Minutes of 12th Consent Committee Meeting held on 01.08.2022

Your application NO. MPCB-CONSENT-0000138207

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:

- The Consent to Establish is granted for a period upto commissioning of project or up to 5 year whichever is earlier.**
- The capital investment of the project is Rs.160 Cr. (As per C.A Certificate submitted by industry).**
- The Consent to Establish is valid for Construction of Proposed commercial IT Park project named as M/s. Midas Touch , Plot No. B-36 , Road no: 22, Wagle Industrial Estate Thane (W) 400 604 , on Total Plot Area of 4823.00 Sq.mtrs for Total Construction BUA of 34170.00 Sq.mtrs including utilities and services.**
- 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
2.	Domestic effluent	102	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
1	DG set 320 KVA	1	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	E-Waste	151.66 Kg/Annum	Recycle	Sale to authorized E-waste Recyclers
2	Biodegradable Waste	262 Kg/Day	OWC	Used as manure
3	Non-Biodegradable Waste	252 Kg/Day	--	Segregate and handed over 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. PP shall comply with the conditions stipulated in consent conditions and submit BG of Rs. 10 Lakhs towards compliance of the same.
9. PP shall install online monitoring system to the O/L of STP for monitoring pH, Flow, BOD, TSS.
10. The treated domestic effluent shall be 60 % recycled for secondary purpose such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and reaming shall be utilized on land for gardening and connected to the sewerage system provided by local body.
11. Project Proponent shall provide Organic waste digester with composting facility or Bio-gas digester with composting facility.
12. Project Proponent shall make provision of charging port for Electric vehicles in at least 40% total available parking area
13. PP shall comply with the provision of Construction & Demolition Waste management Rules 2016.

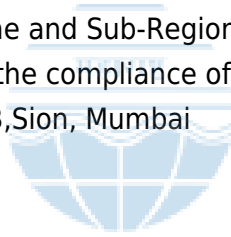
14. Project Proponent shall take adequate measures to control noise and dust emissions during construction phase
 15. project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of C to E conditions.
 16. PP shall obtain Environmental Clearance for proposed construction activity and PP shall not take any effective steps towards the construction project without obtaining Environmental Clearance.
- . This consent is issued as per communication letter dated 03/11/2022 which is approved by competent authority of the board.

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	320000.00	TXN2205000173	02/05/2022	Online Payment

Copy to:

1. Regional Officer, MPCB, Thane and Sub-Regional Officer, MPCB, Thane I
- They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Sion, Mumbai



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 **120 CMD for treatment of domestic effluent of 102 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	109.00
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
1	DG set 320 KVA	Acoustic Enclosure	5.00	Diesel 20 Ltr/Hr	-	SO ₂	9.8 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
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- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement/alteration 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	Consent to Establish	Rs. 10 Lakh	15 days	towards compliance of consent conditions.	Up to Commissioning of the project	Up to Commissioning of the project

** 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 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.
- 2 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).
- 3 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.

- 4 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.
- 5 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.
- 6 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.
- 7 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.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 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.
- 11 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

This certificate is digitally & electronically signed.

ANNEXURE III

NEWSPAPER ADVERTISEMENT

<p>THE FREE PRESS JOURNAL</p> <p>Mumbai, Friday, March 21, 2025</p>	<p>नव शक्ति marathi.freepressjournal.in</p> <p>मुंबई, शुक्रवार, दि. २१ मार्च २०२५</p>
<p>PUBLIC NOTICE</p> <p>This is to inform you that our proposed Expansion of Commercial Building "O22 BUSINESS PARK" project at Plot B-36 at MIDC Wagle, Thane, Maharashtra was accorded the Environmental Clearance (EC No. EC24B038MH185785, File No. SIA/MH/INFRA2/441580/2023 Dated 23/07/2024) from the State Environment Impact Assessment Authority (SEIAA), Maharashtra constituted by Ministry of Environment and Forest, Government of India.</p> <p>The copy of the Environmental clearance letter is available on Ministry of Environment, Forest and Climate change (MoEF & CC's) PARIVESH website at https://parivesh.nic.in</p> <p>Place: Thane MIDAS TOUCH</p>	<p>सार्वजनिक सूचना</p> <p>हे आपल्याला सूचित करत आहोत की आमच्या प्रस्तावित "ओ २२ बिझनेस पार्क प्लॉट बी- ३६, एम. आय. डी. सी, ठाणे, महाराष्ट्र येथील व्यावसायिक प्रकल्पास, भारत सरकारच्या पर्यावरण, वन आणि जलवायु परिवर्तन मंत्रालया अंतर्गत येणाऱ्या राज्य स्तरीय पर्यावरण समाघात निर्धारण प्राधिकरणाकडून (SEIAA, महाराष्ट्र पर्यावरण मंजूरी (EC No. EC24B038MH185785, File No. SIA/MH/INFRA2/441580/2023 दिनांक २३.०७.२०२४ रोजी) देण्यात आली आहे.</p> <p>पर्यावरण प्रदूषण पत्रांची प्रत पर्यावरण, वन आणि जलवायु परिवर्तन मंत्रालय (MoEF&CC's), यांच्या परिवेश वेबसाइटवर http://parivesh.nic.in येथे उपलब्ध आहे.</p> <p>ठिकाण : ठाणे मिडास टच</p>

ANNEXURE IV

EMP COSTING (CONSTRUCTION PHASE)

Parameter	Description & Criteria	Estimation	Cost (Rs. In Lakh)
Air Environment	During the construction phase, water will be required for sprinkling for suppression of dust and for construction purpose.	1 Water tanker/ day during construction phase	5
Socio- Economic Environment	Site sanitation, Toilets, safe drinking water	4 No. of Toilets for Ladies & Gents workers	10
	Disinfection at site	Cleaning and maintaining the site	2
	Health check-up for workers, first aid kit	PPE and Safety equipment's	2
Environment management	Ambient air, drinking water, noise and soil testing on regular basis.	Monitoring of Air, Noise, Soil and water and wastewater through MoEF Approved lab	3
	CFL lamps for Labour hutments		1
Training and awareness	Safety personal protective equipment & Training programs	Safety equipment's	5
Total			28

EMP COSTING (OPERATION PHASE)

Component	Description	Criteria	Capital cost (Rs.in Lakh)	O & M Cost (Rs.Lakh/ annum)
Sewage Treatment Plant	1 no. of STP having capacity 155 m ³ /day	MBBR STP technology, installation, maintenance & handling	35.20	4.5
Rain Water Harvesting	Total RWH tank capacity 64.15 m ³	Construction & Maintenance	12	0.1
Solid Waste Management	Cost for Treatment of biodegradable garbage in OWC (1 no.)	OWC installation, Maintenance & handling of Biodegradable garbage, segregation of waste	9.5	3
Environmental Monitoring	Monitoring and analysis of Air, Water, Noise, Soil, Surface water, STP treated water etc.	Regular monitoring will be scheduled	MoEF Approved Lab	3
Energy Conservation	Solar PV panels for electricity generation, LED etc.	Installation & Maintenance battery backup	104	3.12
Laying of storm & Sever Line up to final disposal point	Storm water channel will connect to drainage line	Construction & Maintenance	11	0.5
Basement Air Cleaning System	Air Cleaning system will be installing in the basement for air cleaning purpose	Installation & Maintenance	2	0.2
Basement Dewatering System	Dewatering System will be installing in the basement for dewatering purpose	Installation & Maintenance	3	0.30
DMP Costing	-	-	204.79	7.4
Total			381.5	22.15

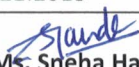
ANNEXURE V

ENVIRONMENT MANAGEMENT PLAN DURING CONSTRUCTION PHASE

Sr. No.	Environmental Components	Predicted Impacts	Probable source of Impact	Mitigation Measures	Remarks
CONSTRUCTION PHASE					
1.	Ambient Air Quality	Negative impact inside construction site premises. No negative impact outside site.	Dust emissions from excavation, air emissions from machinery and other construction activities at site.	Dust reduction measures such as road watering. Periodic maintenance of construction equipment. Use of good quality fuels. Use of Personal Protective Equipments	Impacts are temporary during construction phase. Impacts are confined to short distances, as coarse particles are settle within the short distance from activities.
2.	Noise	Negative impact near noise generation sources inside premises. No significant impact on ambient noise levels in the surrounding area.	Noise generated from construction activities and operation of construction equipment and DG sets	Use of well-maintained equipment. Heavy construction activity limited to day-time hours only. Use of noise mufflers in and construction vehicle. Use of earplugs/muffs by construction staff.	Temporary impacts during construction phase. No blasting or other high noise activities envisaged.
3.	Water	No significant negative impact.	Surface runoff from project site. Oil/fuel and waste spills. Improper debris disposal. Discharge of	Silt fences to reduce run-off Secondary containment and dykes in material storage areas. Sewage	Local Labours are employed to reduce size of labour camps. No perennial surface water resource

			sewage from labour camp.	treatment in septic tanks.	adjacent to site.
4.	Land	Minor negative impact	Excavation, Construction debris, waste from labour camp.	Reutilization and recycling of construction debris Waste from labour camps is collected and composted on site. Non compostable waste is transported to landfill site. Topsoil is conserved and will be used for landscaping in functional phase.	-
5.	Aesthetics	Minor negative impacts	Construction activities and Excavation	The impacts will be compensated by extensive tree plantation and gardening in the use phase.	Short term impact restricted only in the initial stages of construction.

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ISO 9001:2015, ISO 45001 : 2018 and ISO 14001 : 2015 Certified Company

TEST REPORT				
Report No: GESEC/PRO/SL/2024-25/03/2205		Date of Report		12.03.2025
Sample ID: GESEC/PRO/SL/2024-25/03/2205		Date of Sampling		05.03.2025
Name and Address of the Customer – MIDAS TOUCH B/26, Road No.22, Nr SBI Bank, Wagle Estate, Thane, Maharashtra.		Start Date of Analysis		06.03.2025
		End Date of Analysis		12.03.2025
		Sample Details		soil
		Nature of sample		solid
Sample Collected By	Ecobex			
Parameter	Result	Unit	Standard Method	
Colour	Black	--	By Visual	
pH	7.3	--	Manual Soil Testing in India (Dept of Agriculture and cooperation, Ministry of Agri Gov. of India, page No.77: 2011	
Electrical Conductivity	206	µs/Cm	ICARDA-Methods of soil, Plant and water analysis, Page No. 67-68:2013	
Sulphate as SO4--	125	mg/Kg	ICARDA -3rd Edition methods of soil, plant,and water analysis: A manual for the west Asia and North Africa region page no.120-121:2013	
Iron as Fe	0.13	mg/Kg	GESEC/LAB/SOP/ICP-OES/05	
Nitrogen as N	315	mg/kg	ICARDA-Methods of soil, Plant and water analysis, Page No. 87-89:2013	
Organic Carbon	0.40	%	ICARDA-Methods of soil, Plant and water analysis, Page No. 74 :2013	
Available Sodium as Na	76	mg/Kg	USEPA SW 846/6010 C	
Available Potassium as K	575	mg/Kg	Food and agriculture organization Sec III,8-1, Page no115	
Available Phosphorous as PO4	174.6	Kg/ha	ISRIC, Page No.14-1:2002	
Calcium as Ca	171.2	mg/Kg	ICARDA-Methods of soil, Plant and water analysis, Page No. 68:2013	
Magnesium as Mg	109.3	mg/Kg	ICARDA-Methods of soil, Plant and water analysis, Page No. 113-116:2013	
Water Holding Capacity	59.4	%	GESEC/PRO/SOP/SO/37	
Water Content/Moisture	1.12	%	ICARDA-Methods of soil, Plant and water analysis, Page No. 26:2013	
Texture	Clay	--	ICARDA -3rd Edition methods of soil, plant,and water analysis: A manual for the west Asia and North Africa region page no.120-121:2013	
				 Ms. Sneha Hande (Quality 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 28/02/2026 and NABL approved by Quality Council of India. till 28/02/2026.

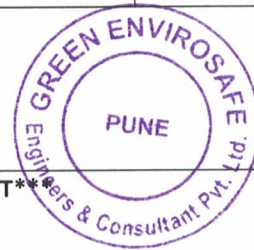
Recognised by Ministry of Environment and Forests (MoEF) / Central Pollution Control Board Govt. of India (CPCB)
ISO 9001:2015, ISO 45001 : 2018 and ISO 14001 : 2015 Certified Company

TEST REPORT

Test Report No - GESEC/PRO/GW/2024-25/03/2206	Date of Reporting	12.03.2025
Sample ID - GESEC/PRO/GW/2024-25/03/2206	Sample Details	Ground Water
Name & Address of the Customer – MIDAS TOUCH B/26, Road No.22, Nr SBI Bank, Wagle Estate, Thane, Maharashtra	Type of Sample	Ground Water
	Volume Of Sample	2 Lit Plastic Can
	Sample Status	Sealed
	Sample Collected By	Ecobex
	Date of Sample Collection	05.03.2025
	Date of Sample received in lab	06.03.2025
	Analysis start Date	06.03.2025
	Analysis End Date	12.03.2025

WATER ANALYSIS REPORT

Parameter	Result	Unit(s)	Standard Method
Physical Parameter			
Turbidity	0.6	NTU	APHA 2130 B24 th Edition:2023
TDS	117	mg/l	APHA 2540 C 24 th Edition:2023
Color	BQL(LOQ:1)	Hazen	APHA 2120 B 24 th Edition:2023
Chemical Parameter			
pH	8.0	--	APHA 4500 H+ B 24 th Edition:2023
Total Hardness	78	mg/l	APHA 2340 C 24 th Edition:2023
Sodium as Na		mg/l	APHA 3500 Na B :24 th Edition:2023
Sulphate	9.5	mg/l	APHA 4500-SO4 - E 24 th Edition:2023
Oil and grease	BDL	mg/l	APHA 5520 D 24 th Edition:2023
Calcium (as Ca)	18.6	mg/l	APHA 3500-Ca B 24 th Edition:2023
Fluoride	0.40	mg/l	IS 3025 (Part 60):2019
Magnesium (as Mg)	7.4	mg/l	IS 3025 (Part 46):2023
Elemental Analysis			
Iron as Fe	0.278	mg/l	IS 3025 (Part 53): 2019
Chromium as Cr	BDL	mg/l	IS 3025 (Part 52):2019
Lead as Pb	BDL	mg/l	IS 3025 (Part 47):2019
Zinc as Zn	BDL	mg/l	IS 3025 (Part 49):2019
Mercury as Hg	BDL	mg/l	IS 3025 (Part 48):2019
Selenium as Se	BDL	mg/l	IS 3025 (Part 53): 2019
Arsenic as As	BDL	mg/l	IS 3025 (Part 2):2019
Aluminium as Al	BDL	mg/l	IS 3025 (Part 55):2019
Microbiological Parameter			
Total Coliform	4	/100ml	APHA 9222 J 24th edition
E. coli.	<2	/100ml	APHA 9222 J 24th edition



Sneha Hande

Ms. Sneha Hande
(Quality Manager)

Reviewed & Authorized By



Page 1 of 1

END OF REPORT

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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.
- 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 28/02/2026 and NABL approved by Quality Council of India. till 28/02/2026.

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ISO 9001:2015, ISO 45001 : 2018 and ISO 14001 : 2015 Certified Company

TEST REPORT				
Test Report No: -	GESEC/PRO/AAQM/2024-25/03/2207		Report Date	12.03.2025
Sample ID: -	GESEC/PRO/AAQM/2024-25/03/2207			
Name & Address of the Customer	MIDAS TOUCH B/26, Road No.22, Nr SBI Bank, Wagle Estate, Thane, Maharashtra.			
Ambient Air Sample Details				
Type	Sampling Location	Sampling done by		
Ambient Air	Near Gate No.2	Ecobex		
Sampling Time				
Start Time	Stop Time	Total Hrs.		
10.00 AM	6.00 PM	8 Hrs.		
Metrological Data/Environmental Conditions				
Ambient Temperature °C	Max 40°C Min 26°C	Wet Bulb Temperature °C	28	
Dry Bulb Temperature °C	36	Relative Humidity % RH	54.3 %	
Date of Sampling	Sample Receipt Date	Analysis Start Date	Analysis End Date	
05.03.2025	06.03.2025	06.03.2025	12.03.2025	
Name Of Instrument	Fine Particulate Sampler	Date Of Calibration	26/04/2025	
Instrument ID No.	107L2/GESEC/Lab/Inst/73	Due Date of Calibration	25/04/2025	
Parameters	Method	Unit	NAAQ Standards	Result
Sulphur Dioxide (SO ₂)	CPCB Guidelines, Volume I ,36/2012-13, Page no. 1	µg/m ³	≤ 80	9.9
Nitrogen Dioxide (NO ₂)	CPCB Guidelines, Volume I ,36/2012-13, Page no. 7	µg/m ³	≤ 80	12.4
Particulate Matter PM ₁₀	CPCB Guidelines, Volume I ,36/2012-13, Page no. 11	µg/m ³	≤ 100	58
Particulate Matter PM _{2.5}	CPCB Guidelines, Volume I ,36/2012-13, Page no. 15	µg/m ³	≤ 60	20
Carbon Monoxide (CO)	CPCB Guidelines, Volume I ,36/2012-13, Page no. 16	µg/M ³	≤ 04	1.5
Benzene (C ₆ H ₆)	Method TO-17	µg/M ³	≤ 05	BDL
Benzo(a)Pyrene (BaP)	CPCB Guidelines, Volume I ,36/2012-13, Page no. 40	ng/M ³	≤ 01	BDL
Arsenic (As)	MASA -822 3RD EDITION	ng/M ³	≤ 06	BDL
Nickel (Ni)	MASA -822 3RD EDITION	ng/M ³	≤ 20	BDL
Lead (Pb)	MASA -822 3RD EDITION	µg/M ³	≤1.0	BDL
Remark-				
<ul style="list-style-type: none"> ➤ All above results are within National Ambient Air Quality standards. ➤ BDL – Below Detectable Limit. 				
				 Ms. Sheha Hande (Quality 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 28/02/2026 and NABL approved by Quality Council of India. till 28/02/2026.

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/2024-25/03/2208	Report Date	12.03.2025
Sample ID: -	GESEC/PRO/ANLM/2024-25/03/2208		

Name & Address of the Customer	MIDAS TOUCH B/26, Road No.22, Nr SBI Bank, Wagle Estate, Thane, Maharashtra.
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Ambient Noise Sample Details

Type	Ambient Noise
Sampling done by	Ecobex
Standard method	As Per IS: 9989:2020

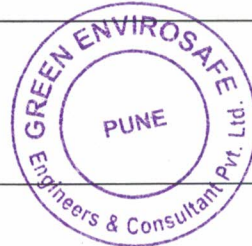
Date of Sampling	Sample Receipt Date	Analysis Start Date	Analysis End Date
05.03.2025	05.03.2025	05.03.2025	05.03.2025

Name of Instrument	Sound Level Meter	Date of Calibration	08/10/2024
Instrument ID No.	Q672793/ GESEC/LAB/INST/30	Due Date of Calibration	07/10/2025

Test Location	Unit	Average Noise Level Readings		MPCB Standards dB(A)
		Day	Night	
Gate No.1	dB(A)	59.4	50.5	During Day time = 65 dB (A) During Night time= 55 dB(A)
Gate No.2	dB(A)	63.3	51.7	
Gate No.3	dB(A)	58.5	49.8	

Remark-

- All above Noise level results are within Maharashtra Pollution Control Board Standards limit.
- Day/Night -65/55 dB(A)



Sneha Hande
Ms. Sneha Hande
(Quality Manager)

Reviewed & Authorized By

Page 1 of 1

END OF REPORT

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सत्यमेव जयते

भारत सरकार
GOVERNMENT OF INDIA
पर्यावरण, वन एवं जल वायु परिवर्तन मंत्रालय
MINISTRY OF ENVIRONMENT, FOREST & CLIMATE CHANGE
क्षेत्रीय कार्यालय
REGIONAL OFFICE
Ground Floor, East Wing, New Secretariat Building
Civil Lines, Nagpur - 440001
E-mail: apccfcentral-ngp-mef@gov.in



F. No. EC- 2459/RON/2024-NGP / 13022

Dated: 28.03.2024

To

The Member Secretary, (SEIAA), Maharashtra
Room No. 217, Second Floor,
Mantralaya Annex, Madam Cama Road, Mumbai-32.
psec.env@maharashtra.gov.in

Subject: Proposed Commercial Project "O22 Business Park" Project at Plot B-36 at MIDC Wagle, Thane, Maharashtra by M/s. Midas Touch-Issue of Certified Compliance Report- Reg.

Sir,

This has reference to the issue of CCR for the above project. In this regard, the above said project was inspected by this office After the site visit and review of additional documents submitted, the implementation of environmental safeguards status in the project is prepared. Copy of the Inspection report is enclosed. **PP should ensure the compliance on the observations made in the report.**

This issues with the approval of Competent Authority.

Yours faithfully


(Surender Gugloth)
Scientist-E

Encl: as above

Copy to

1. M/s. Midas Touch "O22 Business Park" Project at Plot B-36 at MIDC Wagle, Thane
2. The Member Secretary, Maharashtra Pollution Control Board, Kalpataru Point, 3rd and 4th floor, Opp. PVR Cinema, Sion Circle, Mumbai-400 022. Email: ms@mpcb.gov.in
3. The Collector Office, Court Naka, Thane (West) Pin 400601, Maharashtra.
4. Shri Pratik Bharne, Scientist 'E' Central Pollution Control Board, Regional Directorate S. No. 110, Dhankude Multipurpose Hall, Baner Road, Baner, Pune- 411045. Email: pratik.cpcb@gov.in
5. The Compliance and Monitoring Division, Ministry of Environment, Forest and Climate Change, Indira Paryavaran Bhawan, Jorbag Road, New Delhi- 3. Email: moefcc-monitoring@gov.in

GOVERNMENT OF INDIA
Ministry of Environment, Forest and Climate Change
Regional Office, Nagpur

INSPECTION REPORT- Part-I

1. Name of the project and location Proposed Commercial Project "O22 Business Park" Project at Plot B-36 at MIDC Wagle, Thane, Maharashtra by M/s. Midas Touch
2. Address for Correspondence M/s. Midas Touch
"O22 Business Park" Project at Plot B-36 at MIDC Wagle, Thane
3. Clearance letter No.& Date No. SEIAA-EC -
SIA/MH/INFRA2/401375/2022 Dated
11.04.2023
4. Date of site visit The project was inspected on 21.03.2024.
During the visit, Shri. Pramod Shrinivas Bhat
was present.
5. Date of previous visit(s) &
observation if any Nil
6. One page brief summary of the project - along with project details,
date of commencement of construction activities, present
status etc., EC was granted by SEIAA in 2023 for
construction of commercial project in plot
area of 4,823 m² with total built up area of
43,042.58 m²
The proposal consists of 1 Commercial
Building, The project is under construction
phase, First basement is constructed & second
basement construction is in process on site.
7. Details of Show Cause Notice/
direction issued, if any by the State
PCB and details of remedial action
taken/proposed. Nil
8. Details of pending Court Cases NA
9. Proposal PP proposed to modify the plan and applied
for EC. Hence, requested for CCR.

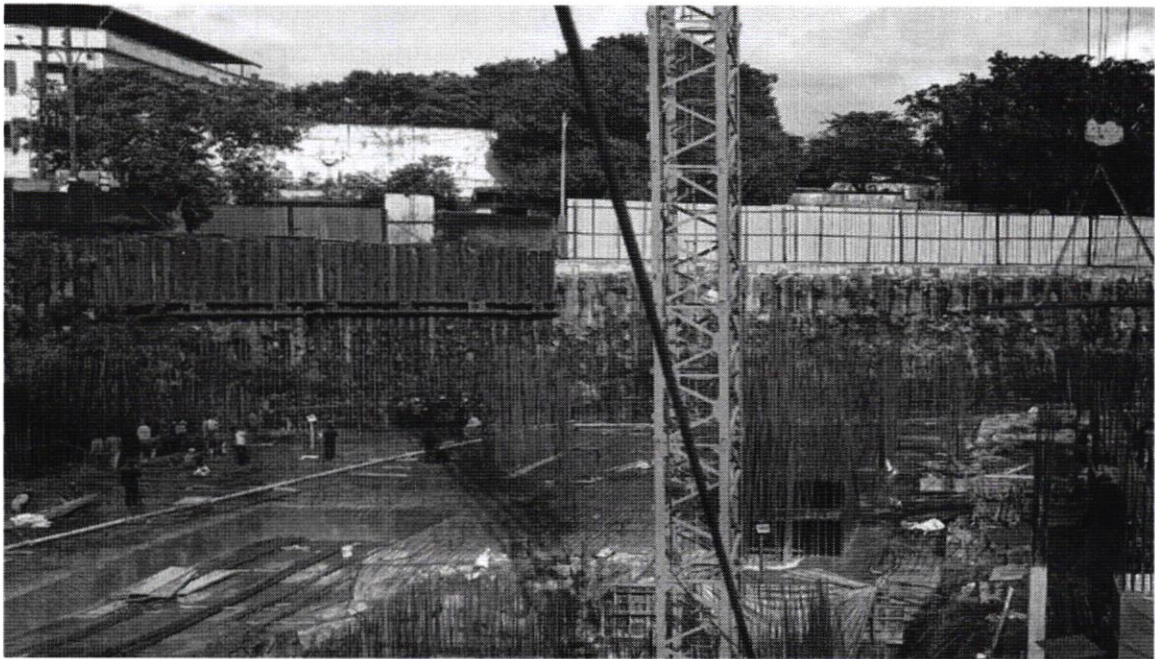
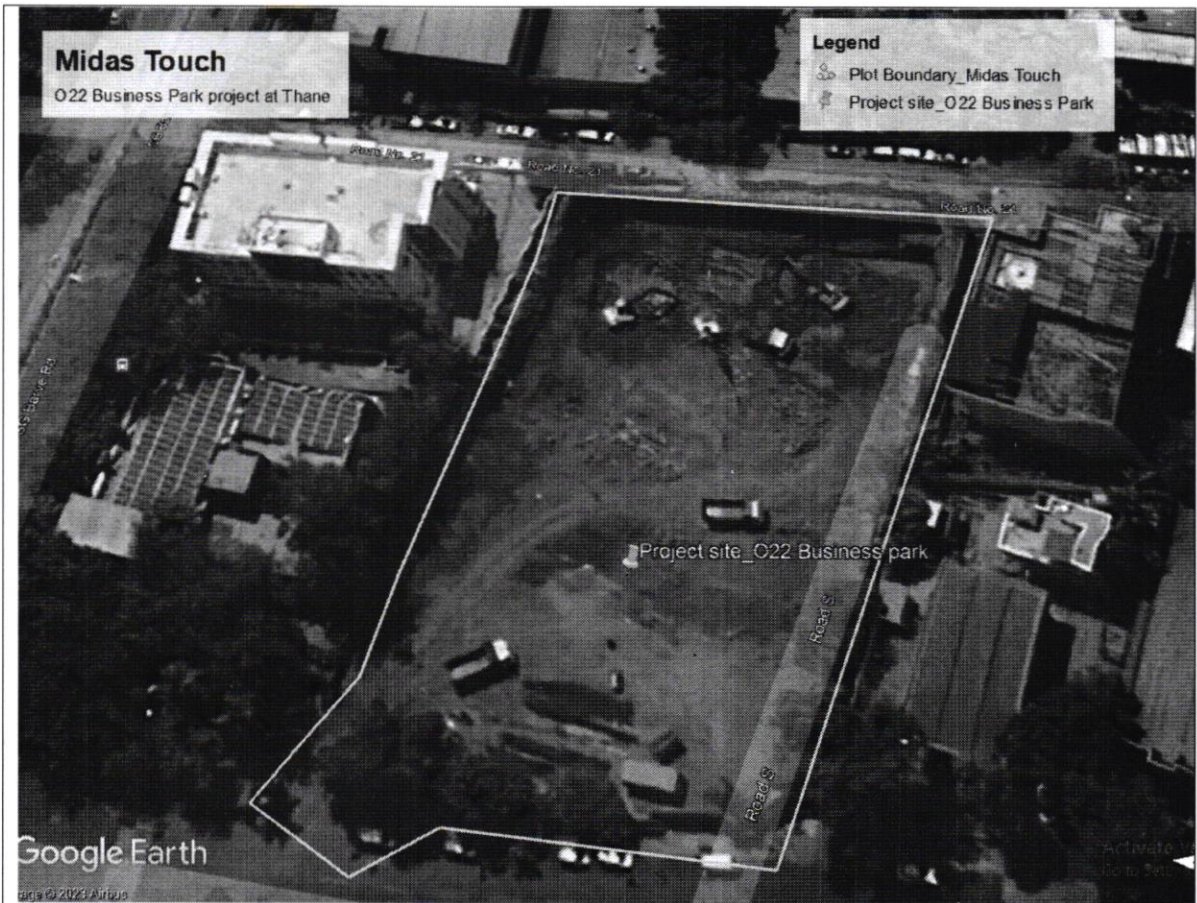


Fig: Google Imagery of the project

Part-II Compliance Status in detail

Sl.No.	Conditions	Compliance Status
i.	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.	PP has provided Adequate drinking water and sanitary facilities for construction workers at the site. PP has provided mobile toilets for labours
ii.	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.	PP has obtained building plan approval on Approval No.: vide no. No. SWC/2/521/20221115/868773 dated 27.10.2023 and assured to carry out all the construction in accordance with the local building byelaws.
iii.	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.	PP has obtained Consent to Establish File No. Format1.0/CC/UAN No.0000138207/CE/2211000274 Dated 04.11.2022.
iv.	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.	According to the PP, there are no bore wells and PP is meeting the water requirement for construction through water tankers. PP has obtained NOC from MIDC for water supply for the operation phase. Copy of the permission was submitted.

- v. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with. PP has provided tall barricades all around the site. According to the PP, water sprinkling is being carried out to suppression of dust and construction activity was restricted to day time only.

Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.

- vi. The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low Sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the CPCB norms. PP informed that DG set not used at the construction site.
- vii. Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done. PP has agreed to implement all these conditions at the plumbing stage of Construction PP has proposed dual plumbing line for recycling of treated water for flushing.

- | | | |
|-------|--|---|
| viii. | Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred. | Water demand during construction is reduced by use of pre-mixed concrete, curing agents and other best practices. |
| ix. | No ground water shall be used during construction phase of the project. | According to PP, the water requirement for the construction activity is met through tanker water Supply. |
| x. | Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan. | PP has agreed to implement all these conditions at the plumbing stage of Construction

PP has proposed to provide low flow fixtures for water conservation. |
| xi. | The local bye-law provisions on rain water harvesting should be followed. If local byelaw provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.

Rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority. | Rainwater harvesting is Proposed in the Project with 1 number of Rain-Water Harvesting tank having a Capacity of 64.15 m ³ |

- xii. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain. PP will install one STP of 155 m³/day capacity at site. The MBBR technology will be used for the STP. Treated effluent emanating from STP will be recycled to the maximum extent possible. The plant is designed as per standards prescribed by Maharashtra pollution control board.
- xiii. Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems. The sewage treatment plant of 155 KLD is provided proposed and the treated sewage will be reused for flushing and gardening.
- xiv. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP. PP will carry out analysis of treated sewage through MOEF & CC recognised laboratory and copy of the latest monitoring report will be submitted periodically along with the compliance report during operational phase.
- xv. Disposal of muck during construction phase shall 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. All construction waste gets collected and segregated properly. Most of that is reused for the construction activity. There is no bituminous waste. Used oil would be generated from the site, will be disposed through Authorized vendor of MPCB.
- xvi. Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Agreed by the PP. According to the PP, the sludge from the STP is used as manure for gardening.

Manual on Sewerage and Sewage Treatment Systems, 2013.

- xvii. Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report. PP carry outs noise level monitoring regularly through MOEF & CC recognised laboratory and submitted copy along of six- monthly compliance report. The latest monitoring report is enclosed at **Annexure –I**.
- xviii. Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed. The solid waste will be collected and segregated at source. Wet waste 338.28 Kg/day will be treated by Organic Waste Composter (OWC) and dry waste 299.07 kg/day will be handed over to authorized agency.
- xix. Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher. As per the documents submitted by the PP, project is designed as per ECBC norms and Energy conservation measures such as LED, BEE 5 star rated pumps, solar lighting etc will be provided.
- xx. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers. Solid waste generated is properly collected, segregated and handed over to local agency.
- xxi. Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials. PP informed that fly ash is used in RMC.
Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 20L.6., Ready mixed concrete must be used in building construction.

- xxii. A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
- xxiii. Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
- xxiv. Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.
- xxv. A First Aid Room shall be provided in the project both during construction and operations of the project.
- xxvi. Occupational health surveillance of the workers shall be done on a regular basis.
- xxvii. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.
- xxviii. Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company
- PP has submitted green belt development plan. According to Plan, proposed to carry out plantation in an area of 451.87 m², total number of trees proposed to be planted is 130 nos. PP should ensure plantation as per the green belt development plan submitted. Copy of the undertaking for implementation of green belt is enclosed as **Annexure-II**.
- Reported that excavated soil is used for backfilling and leveling of the plot and remaining shall be used within site for landscaping.
- According to the PP vehicles with PUC only were hired for bringing construction material to the site.
- PP has provided First Aid Box at the site
- As per the documents submitted by the PP, periodical health checkup workers are being carried out.
- PP has set up a Separate Environment Management Cell has been set up to look after environmental management.
- As per the documents submitted by the PP, capital cost of Rs 381.5 lakhs and O & M cost of Rs 22.12 lakhs / year has

shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.

been earmarked for EMP. The details of EMP implementation was submitted along with six – monthly compliance report. PP should ensure implementation of EMP activities with 30% funds to be earmarked for Water conservation works and planting/distribution of seedlings. Copy of the undertaking for implementation of EMP is enclosed as **Annexure-III.**

xxix. The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.

Partly Complied

Advertisement was made by PP however; clause of seven days was not followed.

xxx. The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.

PP has uploaded copy of EC, compliance report, Environmental statement on the Company Website at <https://nagrikgroup.com/ongoing-projects/>

xxxi. The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.

PP has submitted six-monthly report.

xxxi. The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended

PP has submitted the copy of the Statement.

subsequently and put on the website of
the company.

(Surender Gugloth)

(सुरेन्द्र गुगलोथ) Scientist-E

(SURENDER GUGLOTH)

वैज्ञानिक 'ई' / Scientist 'E'
पर्यावरण, वन एवं जलवायु परिवर्तन मंत्रालय
Min. of Environment, Forest and Climate Change
क्षे.का., नागपूर- R. O., Nagpur

MIDAS TOUCH

Flat 102, Prabha Niwas, R G Gadkari Road, Naupada, Thane, Maharashtra-400602.
PAN NO.: ABIFM8300N GST NO.: 27ABIFM8300N1ZW

Date: 28.03.2024

UNDERTAKING

To,
The DY Director General of Forest (C)
Ministry of Environment,
Forest and Climate Change (MOEF & CC)
Integrated Regional Office (IRO),
Ground Floor, East wing,
New Secretariat Building Civil Lines, Nagpur-44001

Ref.: EC Letter No. SIA/MH/INFRA2/401375/2022 date of issue 11.04.2023

We "O22 Business Park" by Midas Touch Situated at Plot B- 36 at MIDC Wagle Estate, Thane, Mumbai, Maharashtra as per Regn.33(7) & Regn33(12) of DCPR 2034 Hereby Solemnly undertake that to comply with Environmental conditions.

- We will carry out and maintain green belt in area of 451.87 m² & proposed trees to be planted is 130 Nos.
- EMP is earmarked in EC
- ECBC norms.
- Solar PV & Panel will be used in operation phase.
- Dual plumbing etc.

Thanking you,
Yours faithfully,
For Midas Touch



Authorized Signatory