



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

To,

The Director

AMANTHIN INFO PARK PVT. LTD.

One Indiabulls center, 16th Floor, Tower 2A, Senapati bapat Marg,
Mumbai-400013 -400703

Subject: Grant of Environmental Clearance (EC) to the proposed Project Activity under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/MIS/260695/2022 dated 09 Mar 2022. The particulars of the environmental clearance granted to the project are as below.

1. EC Identification No.	EC22B038MH187924
2. File No.	SIA/MH/MIS/260695/2022
3. Project Type	Expansion
4. Category	B2
5. Project/Activity including Schedule No.	8(a) Building and Construction projects
6. Name of Project	Proposed Data Centre Project by Amanthin Info Parks Pvt. Ltd.
7. Name of Company/Organization	AMANTHIN INFO PARK PVT. LTD.
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: 04/05/2022

(e-signed)
Manisha Patankar Mhaikar
Member Secretary
SEIAA - (Maharashtra)

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

This is a computer generated cover page.

PARIVESH

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



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/260695/2022
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To

M/s. Amanthin Info Parks Pvt. Ltd.,
Plot No. D-31 & D-32, Turbhe MIDC,
TTC Industrial Area, Navi Mumbai,
Thane.

Subject : Environmental Clearance for Proposed Construction Project "Data Center (IT/ITEs)" located at Plot No. D-31 & D-32, Turbhe MIDC, TTC Industrial Area, Navi Mumbai, Thane by M/s. Amanthin Info Parks Pvt. Ltd.

Reference : Application no. SIA/MH/MIS/260695/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 153rd & 168th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 242nd (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

Sr. No.	Description	Details
1.	Plot Area (sq.m.)	39,980.00 m ²
2.	FSI Area (sq.m.)	53,404.6 m ²
3.	Non-FSI (sq.m.)	2,027.01 m ²
4.	Proposed built-up area (FSI + Non FSI) (sq.m.)	55,431.61 m²
5.	Earlier EC details with total construction area if any	EC No. SEIAA-2019/CR-49/SEIAA Dated 31.03.2020 Plot Area of 39,980m ² & Total BUA of 66,401.36m ²
6.	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)	No Construction is done on site
7.	Proposed Building Configuration	1 Building [G + 4 Floors]
8.	No. of Tenements & Shops	1 Building, no. shops as it is a Data Centre
9.	Total Population	▪ Fixed - 188 Nos. ▪ Visitors – 12 Nos.
10.	Total Water Requirements CMD	Total Water – 40.8CMD ▪ Domestic Fresh – 4.8CMD

		- Flushing Recycled – 3.9CMMD - Gardening Fresh -27.8CMD - Gardening Recycled -4.3CMD	
11	Sewage Generation CMD	8.2CMD	
12	STP Capacity & Technology	Capacity: 10CMD Technology: Moving Bed Bioreactor (MBBR)	
13	STP Location	Near Sub Station	
14	Total Solid Waste Quantities with capacity of OWC to be installed	- Dry Waste: 36kg/day - Wet Waste: 24kg/day - STP Sludge: 19.1kg/day - Proposed OWC capacity – 30kg/day	
15	R.G. Area in Sq.m.	RG Required	3,998m ²
		RG Provided on Mother Earth	4,005m ²
		RG Provided on ground	4,005.00m ²
		Total	4,005.00m ²
16	Power requirement	During Operation Phase:	
		Details	
		Connected load (kW)	1,03,367KW
		Demand load (kW)	1,08,807KVA
17	Energy Efficiency	The Total Energy saving only by solar is 10% of the FS Building Load	
18	D.G. set capacity	2200KVA x 58Nos.	
19	Parking 4W & 2W	- Parking 4W: 294 - Parking 2W: 28	
20	Rain water harvesting scheme	Rooftop rainwater harvesting is proposed Industry has proposed to collect the Rooftop Rainwater to the tune of 450m ³ and has proposed Collection Tank of 450m ³	
21	Project Cost in (Cr.)	Rs. 2,417.5Cr.	
22	EMP Cost	- Capital Cost: 6.72 Cr. - O&M Cost: 0.64Cr./Year	
23	CER Details with justification if any	CER Fund is calculated as per new Office Memorandum dated 1.05.2018 issued by MoEF&CC	
		Project Type	Brownfield Project
		CER Amount	12.0875Cr.
24	Details of Court Cases/ litigations w.r.t the project and project location, if any.	Not any	

The comparative statement regarding project details sanctioned in earlier EC and present proposal is as follows:

Sr. No.	Details	As per Existing EC No. SIA/MH/MIS/145018/2020 dated 31.03.2020	Proposed Configuration	Remark
A	General & Area Details			
1	Name of Project	Proposed Development of Commercial IT Park by Greenscape Builtcon LLP	Proposed Development of Data Centre by Amanthin Info Parks Pvt. Ltd.	
2	Address	Plot No. D- 31 and D-32, TTC Industrial Area, Turbhe, Navi Mumbai, Dist. Thane	Plot No. D- 31 and D-32, TTC Industrial Area, Turbhe, Navi Mumbai, Dist. Thane	No Change
3	Plot Area – m ²	39,980.0	39,980.0	No Change
4	FSI Area - m ²	39,077.08	53,404.6	Increased by 14,327.2m ² i.e., 26%
5	Non FSI Area - m ²	27,324.36	2,027.01	Decrease by 25,297.35m ² i.e., 92.5%
6	Total BUA Area - m ²	66,401.44	55,431.61	Reduced by 10,969.83m ² i.e., 16.5%
7	Ground Coverage	-	16,283.89m ² [40.73%]	NA
8	No. of Buildings	2 Buildings	1 Building + Water Tank + STP + Electrical Substation	Decreased by 1 Building
9	Floor	Bldg. 1 – G +1st Floor Bldg. 2 – G + 1st Floor Podium (Parking) + 12 Upper Floor	Bldg. 1 – G + 4 Floors [Data Centre: G+2 and 2 Gantry: G+4]	-
10	Height	-	51m	51m
11	Tenements	Office – 25Nos.	1 Data Centre Building	-
12	Population	Fixed - 6009 Nos. Visitors – 590 Nos.	Fixed - 188 Nos. Visitors – 12 Nos.	Fixed decreased by 5821

Sr. No.	Details	As per Existing EC No. SIA/MH/MIS/145018/2020 dated 31.03.2020	Proposed Configuration	Remark
				Visitors decreased by 578
13	Project Cost – Cr.	Rs. 287.07	Rs. 2,417.5	Increased by 2130.43Cr.
B	Water Consumption & Wastewater Generation			
1	Total Water Demand	Domestic Fresh – 154CMD Flushing Recycled – 126CMMD Gardening Recycled - 35CMD Total Water – 315CMD	Domestic Fresh – 4.8CMD Flushing Recycled – 3.9CMMD Gardening Fresh - 27.8CMD Gardening Recycled - 4.3CMD Total Water – 40.8CMD	Domestic Fresh Water requirement decreased by 149.2CMD Flushing Recycled Water requirement decreased by 122.1CMD Total Water Requirement decreased by 274.2CMD
2	Sewage Generation	249CMD	8.2CMD	Decreased by 240.8CMD
3	STP Capacity	275CMD	10CMD	Decreased by 265CMD
4	Rain Water Harvesting	2 Tanks [385Cub.M] 135Cub.M & 250Cub.M	1 Tank of 500Cub.M	Increased By 115Cub.M
C	Solid Waste Details			
NON-HAZARDOUS WASTE				
1	Dry Waste	808.51kg/day	36kg/day	Decreased by 772.51kg/day due to decrease

Sr. No.	Details	As per Existing EC No. SIA/MH/MIS/145018/2020 dated 31.03.2020	Proposed Configuration	Remark
				in population
2	Wet Waste	539kg/day	24kg/day	Decreased by 515kg/day due to decrease in population
3	STP Sludge	-	19.1kg/day	-
HAZARDOUS WASTE				
1	Used / Spent Oil	-	26,680LPA	-
2	E Waste	-	188kg/Year	-
3	Used Battery	-	5,966Nos./Year	-
D	Energy Details			
CONSTRUCTION PHASE				
1	Connected Load	-	200KVA	-
2	DG Set	-	125KVA x 2	-
OPERATION PHASE				
1	Source of Power	MSEDCL	MSEDCL	No Change
2	Connected Load	6,507.46KW	1,19,688KVA	Increased by 113180.54KVA as it is a Data Centre
3	Demand Load	5,472KW	1,08,807KVA	Increased by 10333.5KVA as it is a Data Centre
4	Transformer	2000KVA x 3	4 X 220kV/22kV 60MVA	Increased as it is a Data Centre
5	DG Set	1500KVA x 4	2200KVA x 58	Increased as it is a Data Centre
6	Fuel	-	HSD - 24,824LPH	Increased as it is a Data Centre
7	Stack Height	-	3m Each Above building roof	-

Sr. No.	Details	As per Existing EC No. SIA/MH/MIS/145018/2020 dated 31.03.2020	Proposed Configuration	Remark
8	Annual Energy Savings only by solar %	5.5%	10% of the FS Building Load	-
E	Parking Details			
1	4 Wheelers	881	294	Decreased by 587 due to decrease in Population
2	2 Wheelers	88	28	Decreased by 48 due to decrease in Population
3	Area Provided For 4 Wheelers	-	3,696m ²	-
4	Area Provided For 2 Wheelers	-	56m ²	-
5	Total Parking Area	-	3,752m ²	-

3. Proposal is for Expansion of existing construction project. PP obtained earlier EC vide SIA /MH / MIS /145018/2020, Dated: 31/03/2020 for plot area of 39,980.00 Sq. Mtrs, Total construction area of 66,401.44 Sq.Mtrs and FSI area of 39,077.08 Sq.Mtrs. Proposal has been considered by SEIAA in its 242nd (Day-1) meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to obtain following NOCs as per revised planning:
 - a) Sewer Connection, b) Sewer remarks, c) CFO NOC, d) SWD NOC, e) SWM /C&D
 - b) NOC, f) Tree NOC.
3. PP to obtain Peso license from competent authority for storage of Diesel in project premises.
4. PP proposes separate wing of building for placing floor wise DG sets in different compartment. PP to submit structural stability certificate of building for carrying entire load DG sets. PP to maintain stack height of DG sets as per CPCB norms.

5. PP to explore possibility of developing Miyawaki forest.
6. PP to ensure disposal of e-waste, plastic waste and other waste as per norms and declare premises as plastic free zone.
7. PP to get NOC from competent authority with reference to Thane creek flamingo sanctuary.
8. PP to maintain 1.5 Mtr. distance between STP & OWC.
9. PP to submit revise energy calculation with terrace floor plans.

B. SEIAA Conditions-

1. PP to conduct tree census and to submit details of compensatory tree plantation clearly demarcating both trees to be cut and trees to be transplanted as per amended Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975. PP to plant as many trees as the cumulative age of trees to be cut and transplanted. PP has proposed to plant 3419 trees as compensatory plantation. PP has provided area of 4005.00 m² for compensatory tree plantation.
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- 53,404.60 m², Non-FSI- 2,027.01 m², Total BUA- 55431.61 m². (Plan approval-MIDC/IFMS/Thane-1/E&MD, dated 03.11.2021).

General Conditions:

a) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.

- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XVII. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVIII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XIX. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be

utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.

- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://parivesh.nic.in>
- XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- XIII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any,

were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.

- XIV. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

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

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

5. This Environment Clearance is issued purely from an environment point of view without

prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.

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

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

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

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


Manisha Patankar-Mhaikar
(Member Secretary, SEIAA) 3/5/2022

Copy to:

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

Signature Not Verified

Digitally signed by Manisha
Patankar Mhaiskar
Member Secretary

Date: 5/4/2022 6:35:24 AM