



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

To,

The -1

SUPPORT PROPERTIES PRIVATE LIMITED

7th Floor, The Eagle Flight Building, Suren Road, Andheri East, Mumbai  
 400093 -400093

**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/INFRA2/438248/2023 dated 28 Jul 2023. The particulars of the  
 environmental clearance granted to the project are as below.

1. EC Identification No.	<b>EC23B039MH131196</b>
2. File No.	SIA/MH/INFRA2/438248/2023
3. Project Type	New
4. Category	B
5. Project/Activity including Schedule No.	8(b) Townships and Area Development projects.
6. Name of Project	Proposed Data Center Project "ACXNMI- 01" by M/s Support Properties Pvt. Ltd.
7. Name of Company/Organization	SUPPORT PROPERTIES PRIVATE LIMITED
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: 11/12/2023

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

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

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**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY**

No. SIA/MH/INFRA2/438248/2023  
Environment & Climate  
Change Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.

To

M/s. Support Properties Pvt. Ltd.,  
Plot No A-GEN-4, T.T.C. Industrial Area,  
MIDC, Rabale, Village: Savli, Ghansoli,  
Tehsil: Navi Mumbai, District: Thane.

**Subject** : Environmental clearance for Proposed Data Center Project "ACXNMI-01" at Plot No A-GEN-4, T.T.C. Industrial Area, MIDC, Rabale, Village: Savli, Ghansoli, Tehsil: Navi Mumbai, District: Thane by M/s. Support Properties Pvt. Ltd.

**Reference** : Application no. SIA/MH/INFRA2/438248/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-32 in its 212<sup>th</sup> meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 267<sup>th</sup> (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 17<sup>th</sup> October, 2023.

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

S. N.	Description	Details	
1	Proposal Number	SIA/MH/INFRA2/438248/2023	
2	Name of Project	"Data Center Project "ACXNMI-01"	
3	Project category	8b (B1)	
4	Type of Institution	Private	
5	Project Proponent	Name	M/s Support Properties Pvt. Ltd
		Regd. Office address	7 <sup>th</sup> Floor, The Eagle Flight Building, Suren Road, Andheri East, Mumbai - 400093 (Maharashtra) India
		Contact number	9324506701
		e-mail	Hemant.Sonawane@adani.com
6	Consultant	Sustainera Solutions Pvt Ltd NABET/EIA/2225/IA 0095 Validity – 20.02.2025	
7	Applied for	Fresh EC	
8	Location of the project	Plot No A-GEN-4, T.T.C. Industrial Area, MIDC, Rabale, Village: Savli, Ghansoli, Tehsil: Thane,	

		District: Thane, Maharashtra					
9	Latitude and Longitude		Latitude -19°7'7.56"N Longitude: 73°0 '31.80"E				
10	Plot Area (sq.m.)		2,51,934.30 m <sup>2</sup>				
11	Deductions (sq.m.)		37,157.43 (10% RG area 25,193.43 Sqm + Existing substation transferred to MSEDCL 11,964 Sqm)				
12	Net Plot area (sq.m.)		2,14,776.87 m <sup>2</sup>				
13	Ground coverage (m <sup>2</sup> ) & %		64,336.60 m <sup>2</sup> (29.95%)				
14	FSI Area (sq.m.)		3,91,082.04 m <sup>2</sup>				
15	Non-FSI (sq.m.)		1,46,151.91 m <sup>2</sup>				
16	Proposed built-up area (FSI + Non FSI) (sq.m.)		5,37,233.95 m <sup>2</sup>				
17	TBUA (m <sup>2</sup> ) approved by Planning Authority till date		Application Under Process: SWC file number SWC/14/521/20230706/919171				
18	Earlier EC details with Total Construction area, if any.		Not applicable as applied for Fresh EC				
19	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)		Not applicable as applied for Fresh EC				
20	Previous EC / Existing Building			Proposed Configuration			Reason for Modification / Change
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
	-	-	-	4 Nos. of (Data Centre Building) DC1, DC2, DC6 & DC7	G + 6	56.3	Fresh EC
	-	-	-	3 Nos. of (Data Centre Building) DC3, DC4 & DC5	G + 6	56.3	
	-	-	-	10 Nos. of utility Building:	G + 3	23.7	

					DG-1, DG-2, DG-3A, DG-3B, DG-4A, DG-4B, DG-5A, DG-5B, DG-6 & DG-7			
					Proposed Substation building Block 1 & Block 2	G+1	15.0	
21	No. of Tenements & Shops	7 Nos. of Data Centre buildings 10 nos. of utility Buildings, Proposed substation block 1 & 2						
22	Total Population	Total – 973 Nos. Fixed – 880 Nos. + Floating – 93 Nos.						
23	Total Water Requirements CMD	<b>Non-Monsoon Season</b>				<b>Monsoon Season</b>		
		Domestic – 23 (Fresh) Flushing – 19 (Recycled) Gardening – 181 (Recycled) For condenser, DG component cleaning & rest of DC application – 35 (Recycled) Total Water Requirement – 258				Domestic – 23 (Fresh) Flushing – 19 (Recycled) Gardening – 00 For condenser, DG component cleaning & rest of DC application – 35 (RWH Tanks) Total Water Requirement – 77		
24	Under Ground Tank (UGT) location	Sr. No	Tank No	Areas Catering	Fire Fighting Tank (Cum)	Domestic Tank (Cum)	Raw Water Tank (cum)	Rain Water Storage Tank (cum)
		1	UGT-1	DC1, DC2, DC6 & DC7	2 Nos. 550 each	1 No of 47	1 No of 47	2 Nos. of 320 each

		2	UGT-2	DC3, DC4 & DC5	2 Nos. 550 each	1 No of 39	1 No of 39	1 No of 1030 (split into 340 KL, 340 KL & 350 KL))
25	Source of water	MidC						
26	STP Capacity & Technology	Proposed 3 Nos. of STPs having total 43 KLD capacity are proposed: 1 No. for DC1 & DC2 having capacity 11 KLD, 1 No. for DC3, DC4 & DC5 having Capacity 21 KLD, 1 No. for DC6 & DC7 having capacity 11 KLD Technology of STP- MBR						
27	STP Location	All STPs are on ground and open to sky						
28	Sewage Generation CMD & % of sewage discharge in sewer line	39 CMD, approx. 0 % of sewage will be discharged in sewer line. (Project will be ZLD)						
29	Solid Waste Management during Construction Phase	type	Quantity (Kg/d)			Treatment / disposal		
		Dry waste	135			Will be handed over to Authorised agency		
		Wet waste	90					
		Construction waste	Excavation & Demolition			Maximum amount will be used in site for filling. Top soil will be used for landscape.		
30	Total Solid Waste	Type	Quantity (Kg/d)			Treatment / disposal		
		Dry waste	135			Handed over to		

	Quantities with type during Operation Phase & Capacity of OWC to be installed			Authorised Agency / local body	
		Wet waste		93	Will be treated in OWC
		STP Sludge (dry)		20	Will be used as Manure
		E-Waste		4	Disposal to Authorized recyclers as per E-waste (Management) Rules, 2016.
		DG air Filters		458 Nos/annum	Will be handed over to Authorised agency
		Hazardous waste	DG spent Oil	140.50 KL/Annum	Will be handed over to Authorized agency
			Lubricating oil containing waste filters	458 Nos/annum	
			Diesel containing waste filters	458 Nos/annum,	
			Cotton rags	25 kg/annum	
		Liquid waste- DG coolant		149.840 KL/annum	Will be handed over to Authorised agency
		Battery Waste: (From Data Centres)		Battery waste not generate yearly its frequency will be once in 5 to 6 years	Will be handed over to Authorised agency
31	R.G. Area in sq.m.	RG required – 25,193.43 m <sup>2</sup>			
		RG provided on Mother earth – 25,297.00 m <sup>2</sup>			
		Existing trees on plot: 463 nos. out of which 122 nos. will be retained			
		Number of trees to be planted:			
		a) In RG area: 1,361 nos. b) In Miyawaki Plantation (with area); -787 nos. (1,455 m <sup>2</sup> )			



		Number of trees to be cut: 0	
		Number of trees to be transplanted: 341	
32	Power requirement	During Operation Phase:	
		Details	
		Connected load (MW)	415.25 (progressively in Phases)
		Demand load (MW)	399.16 (progressively in Phases)
33	Energy Efficiency	a) Total Energy saving (%): 16.71 b) Renewable energy (%): 50% (Procured from open source)	
34	D.G. set capacity	96 Nos. of 2500 kVA, 7 Nos. of 2000 kVA and 126 Nos. of 3500 kVA	
35	No. of 4-W & 2-W Parking with 25% EV	4W – 2,118 nos. 2W – 215 nos. Proposed 30% of shift occupancy parking nos with EV charging points.	
36	No. & capacity of Rain water harvesting tanks /Pits	3 Rain water collection tanks (2 Nos. of 320 KL & 1 No of 1,030 KL split into 340 KL, 340 KL & 350 KL)	
37	Project Cost in (Cr.)	9,023.88 Crores	
38	EMP Cost	a) Construction Phase Capital Cost – Rs. 138.112 Lacs Operation and Maintenance Cost – 17.56 Lacs/annum b) Operation Phase Capital Cost – Rs. 479.2 Lacs Operation and Maintenance Cost – 83.53	
39	CER Details with justification if any....as per MoEF& CC circular	We will follow the conditions mentioned in OM vide no. F.No.22-65/2017-IA.III dated 20.10.2020	

	dated 01/05/20 18	
40	Details of Court Cases/liti gations w.r.t the project and project location, if any.	NA

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 267<sup>th</sup> (Day-1) meeting held on 17<sup>th</sup> October, 2023. 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 obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions thereunder as per the circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra and showing all required RG area on mother earth as per Hon'ble Supreme Court order.
2. PP to obtain following NOCs/remarks:
  - a) Water supply; b) CFO NOC; d) Tree NOC; e) Civil Aviation NOC.
3. Planning authority to ensure that assured water supply, sewer and storm water drainage network is made available in the vicinity of the project before issuing occupation certificate to the project.
4. PP to obtain permission for storage of HSD under PESO rules from Competent Authority.
5. PP to either explore vertical solar panels for energy saving through renewable sources to ensure that overall energy saving of the project is 20% on demand load & also ensure that the energy savings from renewable sources shall be minimum 5 %, otherwise submit registered power purchase agreement with green energy supplier for utilizing minimum 10% green energy within the project site.
6. PP to use advanced technologies like foggers for dust suppression in addition to sprinkling of water in construction phase & include the cost of same in construction phase EMP.
7. PP to relocate Miyawaki plantation away from the building line; PP to plant 3 nos. of trees per Sq.Mtr. in Miyawaki planation; PP to revise nos. & list of trees to be planted in Miyawaki plantation accordingly; PP to plant two-rows plantation along the Thane-Belapur road; PP to include the cost of additional tree plantation in EMP.



8. PP to provide required 2-wheeler & 4-wheeler parking as per DCR provisions; PP to revise retrieval time analysis as per revised parking; PP to ensure that minimum 25% 2-wheeler and 4-wheeler parking are equipped with electric charging facility.
9. PP to dismantle the proposed sewer bypass line & submit revised sewer layout within the plot & up to the final disposal point with invert levels.

**B. SEIAA Conditions-**

1. PP has provided mandatory RG area of 25193.43 m<sup>2</sup> on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. This EC is only for building no DC1 and DC2 as PP has received CFO NOC for building no DC1 and DC2 only.
3. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
4. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
5. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF & CC vide F.No.22-34/2018-1A III dt.04.01.2019.
6. SEIAA after deliberation decided to grant EC for-FSI- 72375.67 m<sup>2</sup>, Non FSI- 38973.34 m<sup>2</sup>, total BUA- 11134901 m<sup>2</sup>. (Plan approval No-EE/Dn.II/MHP/SPA/I/22394/2023, dated-17.1-10.2023) (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](http://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, SO<sub>2</sub>, NO<sub>x</sub> (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, 1<sup>st</sup> 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*

Pravin Darade  
(Member Secretary, SEIAA)

Copy to:

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