

Half Yearly Compliance Report**2025****01 Jun(01 Oct - 31 Mar)****Acknowledgement**

Proposal Name	Proposed Data Centre Project by M/s. Gramercy Techpark Pvt. Ltd. located at Plot No. 7 and 7A, TTC. MIDC Industrial Area, Thane Belapur Road, Airoli, Navi Mumbai, Maharashtra - 400708		
Name of Entity / Corporate Office	GRAMERCY TECHPARK PRIVATE LIMITED		
Village(s)	Arewali		
District	MUMBAI		
Proposal No.	SIA/MH/INFRA2/408551/2022	Category	INFRA-2
Plot / Survey / Khasra No.	Plot No. 7 and 7A	Sub-District	Thane
State	MAHARASHTRA	Entity's PAN	*****3956B
MoEF File No.	SIA/MH/INFRA2/408551/2022	Entity name as per PAN	GRAMERCY TECHPARK PRIVATE LIMITED

Compliance Reporting Details

Reporting Year	2025
Remarks (if any)	
Reporting Period	01 Jun(01 Oct - 31 Mar)

Details of Production and Project Area

Name of Entity / Corporate Office GRAMERCY TECHPARK PRIVATE LIMITED

	Project Area as per EC Granted	Actual Project Area in Possession
Private	2.435	2.435
Revenue Land	0	0
Forest	0	0
Others	0	0
Total	2.435	2.435

Production Capacity

Sr. no	Product Name	units	Valid Upto	Capacity	Production last year	Capacity as per CTO
1	Built up area	Square per Meter(SQM)	21/03/2028	86043.61	NA	CTE received for 86043.61 Sq.m
2	Built up area	Square per Meter(SQM)	28/02/2026	86043.61	NA	23991.34

Conditions

Specific Conditions

Sr.No.	Condition Type	Condition Details
1	Statutory compliance	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
PPs Submission: Complied Please see Annexure 8, Approval received from MIDC vide letter no. EE/Dn. II/SPA/Final-NOC/E26178/2022. Sanctioned copy of project layout enclosed		Date: 03/06/2025
2	Statutory compliance	PP to obtain following NOCs and remarks: a) Sewer Connection; b) CFO NOC; c) SWD NOC. We have received provisional CFO NoC
PPs Submission: Complied We have received provisional CFO NoC, Airport Authority NOC, SWD NOC for the said project. Please see Annexure 3 and Annexure 18 Tree Cut NOC		Date: 03/06/2025
3	Statutory compliance	PP to obtain PESO licence from competent authority for storage of HSD.
PPs Submission: Complied Please see Annexure 20 for PESO Approval copy		Date: 03/06/2025
4	ENERGY PRESERVATION MEASURES	PP to ensure that overall energy saving of the project is 20 percent on demand load and also ensure that the energy savings from renewable sources shall be minimum 5 percent or submit registered power purchase agreement with green energy supplier for utilizing 10 percent green energy within the project site.
PPs Submission: Complied We have revised the energy saving by using VVF Drive for lifts and plumbing pumps/utility upto 25 percent Please see Annexure 7. Energy Saving calculation		Date: 03/06/2025
5	GREENBELT	PP to submit details of Miyawaki plantation within the project site and include the cost of same in EMP; PP to revise tree list including trees to be planted in Miyawaki plantation.
PPs Submission: Agreed to Comply Please see Annexure 17. Landscape plan and Tree plantation details		Date: 03/06/2025
6	GREENBELT	PP to submit detail plan for plantation of 4224 nos. of trees as per tree NOC and include the cost of plantation in EMP.

PPs Submission: Agreed to Comply Please see Annexure 17. Landscape plan and Tree plantation details		Date: 03/06/2025
7	WASTE MANAGEMENT	PP to obtain revised approved layout from MIDC as biogas plant is mentioned in approved layout and pp mentioned OWC in presentation
PPs Submission: Agreed to Comply We shall install an OWC machine as mentioned in the presentation. Annexure 14. Solid waste management during construction and operation phase		Date: 03/06/2025
8	WATER QUALITY MONITORING AND PRESERVATION	PP to submit details and layout/plan of Water Treatment Plant (WTP).
PPs Submission: Agreed to Comply Noted. Please see Annexure 6: Sewage Treatment Plant (STP) location and section plan		Date: 03/06/2025
9	Risk Mitigation and Disaster Management	PP to include cost of DMP, Water Treatment Plant (WTP) and CO2/Heat sensors in EMP and accordingly revise EMP of construction and operation phase
PPs Submission: Agreed to Comply Noted.		Date: 03/06/2025
10	MISCELLANEOUS	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 and strength to increase the water permeable area as well as to allow effective fire tender movement.
PPs Submission: Agreed to Comply Noted		Date: 03/06/2025
11	ENERGY PRESERVATION MEASURES	PP to achieve at least 5 percent of total energy requirement from solar/other renewable sources.
PPs Submission: Agreed to Comply We shall comply		Date: 03/06/2025
12	MISCELLANEOUS	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF and CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
PPs Submission: Agreed to Comply Noted and we will comply the same.		Date: 03/06/2025
13	MISCELLANEOUS	SEIAA after deliberation decided to grant EC for FSI -67,366.38 m ² , Non FSI- 18,677.23 m ² , Total BUA- 86,043.61 m ² . (Plan approval No. EE/Dn.II/SPA/FinalNOC/E26178/2022, dated-13.12.2022)
PPs Submission: Agreed to Comply Noted		Date: 03/06/2025

General Conditions

Sr.No.	Condition Type	Condition Details
1	WASTE MANAGEMENT	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.
PPs Submission: Agreed to Comply Drinking water is being stored in a clean separate tank to avoid contamination. Non-hazardous Solid waste reported is 20 Kg/month which is disposed to Municipal bins Annexure No. 14: Solid waste management during construction and operation phase; and Annexure No. 15: Location and section plan of OWC		Date: 03/06/2025
2	WASTE MANAGEMENT	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.
PPs Submission: Agreed to Comply Re-utilization and recycling strategy for construction debris has been followed. Recycled aggregates will be sold to the recycle dealer.		Date: 03/06/2025
3	WASTE MANAGEMENT	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.
PPs Submission: Agreed to Comply Negligible quantities of oil spillage from construction machineries and vehicles		Date: 03/06/2025
4	Human Health Environment	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.
PPs Submission: Agreed to Comply Drinking water is being stored in a clean separate tank to avoid contamination. Non-hazardous Solid waste reported is 20 Kg/month which is disposed to Municipal bins Annexure No. 14: Solid waste management during construction and operation phase; and Annexure No. 15: Location and section plan of OWC		Date: 03/06/2025
5	Human Health Environment	Arrangement shall be made that waste water and storm water do not get mixed.
PPs Submission: Agreed to Comply Designing of separate pipeline for waste water and laying of separate drain line for storm water. Annexure No. 16: Storm water drain and Drainage layout		Date: 03/06/2025
6	MISCELLANEOUS	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
PPs Submission: Agreed to Comply Noted. Water demand during construction phase will reduce by use of pre-mixed concrete and curing agents		Date: 03/06/2025
7	Statutory compliance	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.

<p>PPs Submission: Agreed to Comply No ground water extraction for any purpose during the construction and operation phase of the project. Water requirement for construction phase is being supplied by Tanker water supplier and water requirement during operation phase will be met through MIDC.</p>		<p>Date: 25/06/2025</p>
8	Statutory compliance	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.
<p>PPs Submission: Agreed to Comply No ground water extraction for any purpose during the construction and operation phase of the project. Water requirement for construction phase is being supplied by Tanker water supplier and water requirement during operation phase will be met through MIDC.</p>		<p>Date: 25/06/2025</p>
9	MISCELLANEOUS	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.
<p>PPs Submission: Agreed to Comply Yes. Low pressure water fixtures are proposed</p>		<p>Date: 03/06/2025</p>
10	ENERGY PRESERVATION MEASURES	The Energy Conservation Building code shall be strictly adhered to.
<p>PPs Submission: Agreed to Comply Noted</p>		<p>Date: 03/06/2025</p>
11	GREENBELT	All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.
<p>PPs Submission: Agreed to Comply Noted and top soil will be used for Landscaping purpose with in the project site.</p>		<p>Date: 03/06/2025</p>
12	LAND RECLAMATION	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.
<p>PPs Submission: Agreed to Comply Excavated soil used will be reused for ground filling, leveling and internal roads at construction site.</p>		<p>Date: 03/06/2025</p>
13	WATER QUALITY MONITORING AND PRESERVATION	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.
<p>PPs Submission: Being Complied Monitoring was conducted Please see Annexure No. 19: Monitoring reports for Soil, Water, Air, Noise and DG stack monitoring</p>		<p>Date: 03/06/2025</p>
14	Statutory compliance	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.
<p>PPs Submission: Agreed to Comply Noted</p>		<p>Date: 03/06/2025</p>

15	AIR QUALITY MONITORING AND PRESERVATION	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.
PPs Submission: Agreed to Comply DG set of 4 nos (125 KVA 2 nos / 40 KVA 1 no / 82.5 KVA 1 no) Construction Power available from MSEDCL and the DG sets are now being used as back up arrangement. 36 nos of DG sets of 2250 KVA are proposed for operation phase.		Date: 03/06/2025
16	AIR QUALITY MONITORING AND PRESERVATION	Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport and Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
PPs Submission: Agreed to Comply Regular maintenance of construction vehicles will be carried out to keep them in good condition. Adequate parking space has been provided for construction vehicles inside the construction premises to lessen the impact on traffic in surrounding areas Annexure No. 26: PUC certificate of site construction vehicles		Date: 03/06/2025
17	Noise Monitoring & Prevention	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.
PPs Submission: Being Complied During construction adequate measures are taken to maintain air quality and noise levels within the prescribed limits. Dust suppression of fugitive dust arising mainly due to transportation of construction material is being carried out by water sprinkling. The vehicles hired by the contractor for construction purpose are checked for valid PUC Certificate. Ambient air and noise level monitoring is being carried out during the construction phase to ensure that the ambient air quality and noise levels are within the prescribed limits. Annexure No. 19: Monitoring reports		Date: 03/06/2025
18	AIR QUALITY MONITORING AND PRESERVATION	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.
PPs Submission: Agreed to Comply DG set of 4 nos (125 KVA 2 nos / 40 KVA 1 no / 82.5 KVA 1 no) Construction Power available from MSEDCL and the DG sets are now being used as back up arrangement		Date: 03/06/2025
19	Risk Mitigation and Disaster Management	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.
PPs Submission: Agreed to Comply Noted		Date: 03/06/2025
20	WASTE MANAGEMENT	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.	
PPs Submission: Agreed to Comply Please see Annexure 14 for proposed location of OWC and its working to manage solid waste. We have also made an agreement for management of hazardous waste. Please see Annexure 12 Waste management Agreement			Date: 03/06/2025
21	WASTE MANAGEMENT	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	
PPs Submission: Agreed to Comply Noted. We shall route the E waste to an authorized vendor			Date: 03/06/2025
22	Human Health Environment	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 percent 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 percent treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 percent of water, Local authority should ensure this.	
PPs Submission: Agreed to Comply We shall install STP of 10 CMD capacity per the MPCB norms. The section plans are provided in Annexure 6 Sewage Treatment Plant (STP) location and section plan.			Date: 03/06/2025
23	MISCELLANEOUS	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	
PPs Submission: Agreed to Comply STP and Organic waste composting machine shall be provided as per layout shared in Annexure 6 and Annexure 15			Date: 03/06/2025
24	Statutory compliance	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.	
PPs Submission: Agreed to Comply Noted. We shall comply			Date: 03/06/2025
25	MISCELLANEOUS	Traffic congestion near the entry and exit points from the roads adjoining the proposed norms. Project site must be avoided. Parking should be fully internalized and no public space should be utilized.	
PPs Submission: Agreed to Comply Adequate parking provided as per MIDC DCR			Date: 03/06/2025

26	MISCELLANEOUS	PP to provide adequate electric charging points for electric vehicles (EVs).
PPs Submission: Agreed to Comply Adequate parking provided as per MIDC DCR		Date: 03/06/2025
27	GREENBELT	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
PPs Submission: Agreed to Comply Please see Annexure 17. Landscape plan and Tree plantation details		Date: 03/06/2025
28	Risk Mitigation and Disaster Management	IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
PPs Submission: Agreed to Comply Please see Annexure 23. Environment Management cell structure and Environmental Management Plan during construction and Operation phase		Date: 03/06/2025
29	Risk Mitigation and Disaster Management	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.
PPs Submission: Agreed to Comply Noted. We shall keep separate funds		Date: 03/06/2025
30	MISCELLANEOUS	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
PPs Submission: Agreed to Comply Please see Annexure 24. Advertisement in newspaper		Date: 03/06/2025
31	MISCELLANEOUS	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
PPs Submission: Agreed to Comply Noted. We shall comply		Date: 03/06/2025
32	Statutory compliance	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM. SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sector parameters, indicated for

		the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
PPs Submission: Agreed to Comply Please see Annexure 19 for monitoring reports for Nov 2024- March 2025		Date: 03/06/2025
33	Statutory compliance	PP has to strictly abide by the conditions stipulated by SEAC and SEIAA.
PPs Submission: Agreed to Comply Noted		Date: 03/06/2025
34	Statutory compliance	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.
PPs Submission: Agreed to Comply We have received Part CTO from MPCB. See Annexure 9		Date: 03/06/2025
35	Statutory compliance	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.
PPs Submission: Agreed to Comply Noted		Date: 03/06/2025
36	Statutory compliance	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.
PPs Submission: Agreed to Comply This report is for the periods Nov 2024 - March 2025.. We have submitted SMC for May to Nov 2023, April 2024 - Oct 2024 and Nov 2023- March 2024 as well		Date: 03/06/2025
37	Statutory compliance	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.
PPs Submission: Agreed to Comply Form V is submitted on MPCB portal. Please find enclosed Annexure 27 Form V Annual Submission to MPCB. We shall submit Form V for year 2024-25 before Sept 31st 2025.		Date: 03/06/2025
38	Statutory compliance	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.

PPs Submission: Agreed to Comply
Noted. We shall secure prior EC for expansion.

Date:
03/06/2025

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Statutory compliance

This environmental clearance is issued subject to obtaining NOC from Forestry and Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable and this environment clearance does not necessarily implies that Forestry and Wild life clearance granted to the project which will be considered separately on merit.

PPs Submission: Agreed to Comply
This is under progress. Please see application made for NBWL clearance for Thane Creek Flamingo Sanctuary Annexure 3. Other NOCs

Date:
03/06/2025

Visit Remarks

Last Site Visit Report Date:

N/A

Additional Remarks:

Note: This acknowledgement is as per the details submitted by project proponent. In no way is this document to be considered as conclusion on any action on the compliance of the project. This is strictly for the project proponent's reference purpose.

