

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

SEAC-2016/CR-162/TC-1
Environment department
Room No. 217, 2nd floor,
Mantralaya Annexe,
Mumbai- 400 032.
Date: 18 July, 2016

To,
M/s Shivranjani Properties LLP.
601, Orbit Plaza, New Prabhadevi Road,
Prabhadevi, Mumbai- 25.

Subject: Amendment in environment clearance for proposed residential project "Park Royale"
at CTS No. 124, 125, 126 of village Marol, Tal. Andheri (East), Mumbai by M/s
Shivranjani Properties LLP.

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-II, Maharashtra in its 42nd meeting and recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 99th meeting.

2. It is noted that the proposal is considered by SEAC-II under screening category 8(a) B2 as per EIA Notification 2006.

Brief Information of the project submitted by you is as-

Name of Project	"Park Royale" at Marol, Andheri (E), Mumbai
Name of Proponent	Mr. D.P.Jain (Designated Partner) M/s. Shivranjani Properties LLP
Consultant	M/s. Ultra-Tech Environmental Consultancy & Laboratory
Accreditation of Consultant (NABET Accreditation)	Accorded Accreditation under the QCI-NABET scheme for Accreditation of EIA Consultant Organizations(Rev.09, August 2011) Certificate No: NABET/EIA/1417/RA010
Type of project: Housing project / Industrial Estate / SRA scheme / MHADA / Township or others	Residential Housing with Convenient Shopping Category 8 (B2)-Amendment in EC
Location of the Project	C.T.S. No. 124, 125, 126 of Village - Marol, Taluka Andheri, MSD Mumbai, Maharashtra
Whether in Corporation / Municipal / other area	Municipal Corporation of Greater Mumbai (M.C.G.M.)
Applicability of the DCR	DCR 35(2), 35 (4) & 36 (5)
Note on the Initiated Work (If applicable)	Total constructed work (FSI+ Non FSI): 15,290.00 Sq. m. Date and area details in the necessary approvals issued by the competent authority (attach scan copies): Received Environment Clearance dated 14 th July 2014

	Received IOD & CC from M.C.G.M.
LOI / NOC from MHADA / Other approvals (If applicable)	Date and construction area details mentioned in the approved letter: Not Applicable
Total Plot Area	19,906.30 Sq. m.
Deductions	9778.93Sq. m.
Net Plot area	10,127.37Sq. m.
Permissible FSI (including TDR etc.)	29,702.25Sq. m. (Including Fungible Area)
Proposed Built-up Area (FSI & Non-FSI)	<ul style="list-style-type: none"> •FSI area (sq. m.): 29,696.53Sq. m. (Including Fungible Area) •Non FSI area (sq. m.): 40,734.00 Sq. m. •Total BUA area (sq. m.): 70,430.53 Sq. m.
Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	4567.44 Sq. m. (45.10 %)
Estimated cost of the project	Rs. 76.14 Crores
No. of building & its configuration(s)	<p>One building with 6 Wings</p> <p>Wing A & B: 3Basements + Stilt below Podium + Podium + 1 to 17 Upper Floors</p> <p>Wings C, D, E & F: 3 Basements + Stilt below Podium + Podium + 1 to 16 Upper Floors</p>
Number of tenants and shops	<p>Flats: 346 Nos.</p> <p>Shop users: 10 Nos.</p>
Number of expected residents / users	<p>Residents: 1730 Nos.</p> <p>Shops: 100 Nos.</p>
Tenant density per hector	352/hector
Height of the building(s)	<p>Wing A & B: 55.40 m. (Up to terrace level)</p> <p>Wings C, D, E & F: 52.50 m. (Up to terrace level)</p>
Right of way (Width of the road from the nearest fire station to the proposed building(s))	18.30 m Wide D.P.Road also known as Military Road
Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	6m - 9 m.
Existing structure(s)	Part construction completed
Details of the demolition with disposal (If applicable)	Not Applicable
Total Water Requirement	<p>Dry season:</p> <ul style="list-style-type: none"> •Fresh water (CMD): 157 For Domestic : From M.C.G.M. = 156 For Swimming pool : From tanker water of potable quality=1 •Recycled water (CMD): 86 (STP Treated sewage) Flushing: 79 Gardening: 7 •Total Water Requirement (CMD): 243 •Swimming pool make up (Cum): As mentioned above •Fire fighting (CMD): 450 KL (One Time Requirement)

	<p>Wet Season:</p> <ul style="list-style-type: none"> • Fresh water (CMD): 157 Domestic: From M.C.G.M. = 136 + From RWH tanks = 20 For Swimming pool : From tanker water of potable quality=1 • Recycled water (CMD): 79 (STP Treated sewage for flushing) • Total Water Requirement (CMD): 236 • Swimming pool make up (Cum): As mentioned above • Fire fighting (CMD): 450 KL (One Time Requirement)
Rain Water Harvesting (RWH)	<ul style="list-style-type: none"> • Level of the Ground water table: 8.0 m below ground level • Size and no. of RWH tank(s) and Quantity: 1 RWH tank of capacity 82 KL • Location of the RWH tank(s): 3rd Basement level • Size, no. of recharge pits and Quantity: Nil • Budgetary-allocation (Capital cost and O&M cost): Capital cost: 8.20 Lacs O & M cost: 0.41 Lacs/annum
UGT tanks	<ul style="list-style-type: none"> • Location(s) of the UGT tank(s): 2nd & 3rd Basement
Storm water drainage	<ul style="list-style-type: none"> • Natural water drainage pattern The storm water collected through the storm water drains of adequate capacity will be discharged in to the municipal SWD. • Quantity of storm water: 0.20 m³/sec • Size of SWD: 0.45 m wide x 0.60 m depth
Sewage and Waste water	<ul style="list-style-type: none"> • Sewage generation (CMD): 188 • STP technology: MBBR (Moving Bed Bio Reactor) • Capacity of STP (CMD): 195 • Location of the STP: 2nd Basement • DG sets (during emergency): For essential backup 2 DG sets of 400 kVA each • Budgetary allocation (Capital cost and O&M cost) Capital cost: 37.60 Lacs O & M cost: 13.82 Lacs/annum
Solid Waste Management	<p>Waste generation in the Pre Construction and Construction phase:</p> <ul style="list-style-type: none"> • Waste generation: Excavated material was reused on site for backfilling and remaining disposed to extension of harbour line between Andheri and Goregaon station. • Quantity of the top soil to be preserved: Nil • Disposal of the construction waste debris: Construction debris, Waste concrete and broken bricks will be utilized in leveling, secondary concrete, below roads. <p>Waste generation in the operation Phase:</p> <p>Dry waste (Kg/day): 318 Wet waste (Kg/day): 477 E – waste (Kg/month): Not applicable Hazardous waste (Kg/month): -- <u>Biomedical waste (Kg/month) (If applicable): -- Not Applicable</u> STP Sludge (Dry sludge) (Kg/day): 5</p> <p>Mode of Disposal of waste:</p> <ul style="list-style-type: none"> • Dry waste: Non recyclable: To M.C.G.M.

	<p>Recyclable: To recyclers</p> <ul style="list-style-type: none"> • Wet waste: Composting in organic waste convertor • E - waste: Not applicable • Hazardous waste: -- • Biomedical waste (<i>If applicable</i>): Not Applicable • STP Sludge (Dry sludge): As manure <p>Area requirement: Location(s) and total area provided for the storage and treatment of the solid waste: Location: Ground floor Area: 60 Sq. m.</p> <p>Budgetary allocation (Capital cost and O&M cost) Capital cost: Rs. 9.00 Lacs (Cost for treatment of biodegradable garbage by organic waste convertor) O & M cost: Rs. 2.63 Lacs/annum (Cost for treatment of biodegradable garbage by organic waste convertor)</p>																																				
Green Belt Development	<p>Total RG area: RG area other than green belt (Please specify for playground, etc.) - Not Applicable</p> <p>RG area under green belt (sq. m.):</p> <ul style="list-style-type: none"> • RG on the ground (sq. m.): Physical RG: 2985.37 Sq. m. Reservation RG: 2300.53Sq. m. • RG on the podium (sq. m.): Not Applicable <p>Plantation:</p> <ul style="list-style-type: none"> • Number and list of trees species to be planted in the ground RG: 219 Nos. <table border="1" data-bbox="685 1156 1437 1644"> <thead> <tr> <th>Sr. No.</th> <th>Common Name</th> <th>Botanical Name</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Ashok</td> <td><i>Saraca indica</i></td> </tr> <tr> <td>2</td> <td>Neeli gulmohur</td> <td><i>Jacaranda mimosifolia</i></td> </tr> <tr> <td>3</td> <td>Bottle brush</td> <td><i>Callistemon lanceolatus</i></td> </tr> <tr> <td>4</td> <td>Kadamba</td> <td><i>Antheocphalus kadamba</i></td> </tr> <tr> <td>5</td> <td>Neem</td> <td><i>Azardicta indica</i></td> </tr> <tr> <td>6</td> <td>Bahava</td> <td><i>Cassia fistula</i></td> </tr> <tr> <td>7</td> <td>Ramphal</td> <td><i>Annona reticulata</i></td> </tr> <tr> <td>8</td> <td>Chikku</td> <td><i>Manilkara zapota</i></td> </tr> <tr> <td>9</td> <td>Sitaphal</td> <td><i>Annona squamosa</i></td> </tr> <tr> <td>10</td> <td>Mango</td> <td><i>Mangifera indica</i></td> </tr> <tr> <td>11</td> <td>Tamhan</td> <td><i>Lagestromia speciosa</i></td> </tr> </tbody> </table> <p>Number and list of trees species to be planted in the podium RG: Not Applicable</p> <ul style="list-style-type: none"> • Number and list of trees species to be planted around the border of nalla / stream / pond (<i>If any</i>): Not applicable • Number, size, age and species of trees to be cut, trees to be transplanted: <i>Retained: 1 No.</i> 	Sr. No.	Common Name	Botanical Name	1	Ashok	<i>Saraca indica</i>	2	Neeli gulmohur	<i>Jacaranda mimosifolia</i>	3	Bottle brush	<i>Callistemon lanceolatus</i>	4	Kadamba	<i>Antheocphalus kadamba</i>	5	Neem	<i>Azardicta indica</i>	6	Bahava	<i>Cassia fistula</i>	7	Ramphal	<i>Annona reticulata</i>	8	Chikku	<i>Manilkara zapota</i>	9	Sitaphal	<i>Annona squamosa</i>	10	Mango	<i>Mangifera indica</i>	11	Tamhan	<i>Lagestromia speciosa</i>
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	<ul style="list-style-type: none"> NOC for the Tree cutting / transplantation/ compensatory plantation, if any : <i>Received dated 6.12.2013</i> <p>Budgetary allocation (Capital cost and O&M cost) Capital cost: Rs. 29.07 Lacs O & M cost: Rs. 1.20 Lacs/annum</p>																								
Energy	<p>Power supply:</p> <ul style="list-style-type: none"> •Connected Load : 2008 kVA •Maximum Demand : 1607 kVA •Source: Reliance/TATA Power <p>Energy saving by non-conventional method: Common area lighting with CFL lamp All lifts will be soft - starting VVVF Energy Efficient pumping High efficiency LED/CFL light for street light in place of Metal Halide Provide T5 & T8 tube light Provision of solar system for external lighting</p> <ul style="list-style-type: none"> •Detail calculations-& % of saving: 20% •Compliance of the ECBC guidelines: (Yes / No) (If yes then submit compliance in tabular form): Yes •Budgetary allocation (Capital cost and O&M cost): Capital cost: Rs. 4.20 Lacs (Solar system) O & M cost: Rs. 0.63 Lacs/annum (Solar system) <p>DG Set:</p> <ul style="list-style-type: none"> •Number and capacity of the DG sets to be used: For emergency back up during power failure 2 DG sets of 400 kVA each •Type of fuel used: Diesel 																								
Environmental Management Plan Budgetary Allocation	<p>Construction phase (with Break-up):</p> <ul style="list-style-type: none"> •Capital cost •O & M cost (Please ensure manpower and other details) <p>Total cost incurred for EMP</p> <table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Component</th> <th>Description</th> <th>Total Cost (Rs. In Lacs)</th> </tr> </thead> <tbody> <tr> <td rowspan="3">1</td> <td rowspan="3">Air Environment</td> <td>Dust suppression</td> <td>7.20</td> </tr> <tr> <td>Sensors for Air and Noise quality monitoring</td> <td>10.00</td> </tr> <tr> <td>Air & Noise monitoring</td> <td>0.88</td> </tr> <tr> <td>2</td> <td>Water Environment</td> <td>Drinking water analysis</td> <td>0.72</td> </tr> <tr> <td>3</td> <td>Land Environment</td> <td>Site Sanitation</td> <td>5.00</td> </tr> <tr> <td>4</td> <td>Health & Hygiene</td> <td>Disinfection- Pest Control</td> <td>4.80</td> </tr> </tbody> </table>	Sr. No.	Component	Description	Total Cost (Rs. In Lacs)	1	Air Environment	Dust suppression	7.20	Sensors for Air and Noise quality monitoring	10.00	Air & Noise monitoring	0.88	2	Water Environment	Drinking water analysis	0.72	3	Land Environment	Site Sanitation	5.00	4	Health & Hygiene	Disinfection- Pest Control	4.80
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	Environment	Health Check up of workers	48.00
5	Cost towards Disaster management	--	395.00
	Total Cost		471.60

Operation Phase (with Break-up) -

•Capital cost

•O&M cost (Please ensure manpower and other details)

Sr. No.	Component	Description	Capital cost Rs. In lacs.	Operational and Maintenance cost (Rs. in lacs/yr)	
1	Air, Noise Environment & Biological Environment	Cost for Gardening	29.07	1.20	
		Cost for Ambient air & Noise Monitoring	*No set up cost is involved	0.22	
		Cost for DG Stack Exhaust Monitoring	*No set up cost is involved	0.05	
		Cost for air cleaning system	At actual	--	
2	Water Environment	Waste water treatment Plant	37.60	13.82	
		Cost for Waste water Monitoring	18.00	1.03	
		Water Conservation (Rain Water Harvesting System)	Cost for RWH tank	8.20	0.41
		Cost for treatment unit for rain water tanks	6.00	0.01	
		Cost for Rainwater Monitoring	*No set up cost is involved	0.05	
3	Land Environment (Solid Waste Management)	Cost for Treatment of biodegradable garbage in Eco Biocompack	9.00	2.63	
		Cost for monitoring of	*No set up cost is	0.08	

		organic manure	involved	
4	Energy Conservation	Solar system for external lighting	4.20	0.63
5	Cost towards Disaster management	--	835.2	25.05
Total Cost			#947.27	45.18
<p># 943.07+At actual cost of Air cleaning system</p> <p>*No set up cost is involved as monitoring shall be carried out by Private MoEF Approved Laboratory</p> <p>• Quantum and generation of Corpus fund and Commitment: Project proponent shall operate and maintain EMF for 5 years after giving possession and shall also generate corpus fund during 5 years for O & M of Rs. 225.9 lacs (i.e. 45.18 lacs x 5 years)</p> <p>• Responsibility for further O &M: Corpus fund shall be handed over to the society. While handing over Environmental Management Facilities M.O.U. shall be made with society to accept responsibility of further O & M of EMF.</p>				
Traffic Management		<p>Nos. of the junction to the main road & design of confluence: : Three entry & Two exit to Residential Parking details: •Number and area of basement: 3 Basements •Number and area of podia: 1 Podium •Total Parking area: 20,188.00 Sq. m. •Area per car: 33 Sq. m. •2-Wheeler: 83 Nos. •4-Wheeler: 612 Nos. •Public Transport: Nil Width of all internal roads (m): Minimum 6.0 m</p>		
CRZ/RRZ clearance obtain, if any		Not applicable		
Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas / inter-State boundaries		Aerial distance of Eco-sensitive areas Sanjay Gandhi National Park: Approx 2.00 Km		

	Status of the approval	Name of the competent authority	Date of the issued letter
CFO NOC for the above said building structure(s)	Received	M.C.G.M. Mumbai Fire Brigade	21.10.2013
HRC NOC for the above said building structure(s) (If applicable)	Not Applicable	--	--
NOC for the above said building structure(s) from the Aviation authority	Received	Airports Authority of India	4.03.2015
Consent for the water for the above said detail(s)	Received	M.C.G.M.	31.01.2013
Consent for the drainage for	Received	M.C.G.M.	4.09.2013

the above said detail(s)			
Consent for the electric supply for the proposed demand	--	--	--
Precertification for Green Building from Indian Green Building Council and other recognized institutes (If applicable)	Received	IGBC green homes	January 2013
Court Order (If applicable)	Not Applicable	--	--
Other approvals (If any):			
Sewerage remarks	Received	M.C.G.M.	14.08.2013 20.07.2013
SWD Remark	Received	M.C.G.M.	9.07.2013
IOD	Received	M.C.G.M.	8.12.2015
Concession Report	Received	M.C.G.M.	28.02.2013

Committee noted following comparative changes due to proposed amendment/expansion:

As per EC Received	Amendment in EC
Wings A & B: 2 Basements + Stilt below Podium + Podium + 1 to 17 Upper Floors Wings C, D, E & F: 2 Basements + Stilt below Podium + Podium + 1 to 16 Upper Floors Flats: 346 Nos. Shops: 10 Nos.	Wings A & B: 3 Basements + Stilt below Podium + Podium + 1 to 17 Upper Floors Wings C, D, E & F: 3 Basements + Stilt below Podium + Podium + 1 to 16 Upper Floors Flats: 346 Nos. Shops: 10 Nos.

Component	As per EC Received	Amendment in EC	Remarks
Total plot area (Sq.m.)	19906.30	19906.30	No change
Deductions (Sq.m.)	9778.93	9778.93	No change
Net plot area (Sq.m.)	10127.37	10127.37	No change
Ground coverage area (Sq.m.)	4567.44 (45.10%)	4567.44 (45.10%)	No change
Permissible Built up area as per FSI (Sq. m.)	29702.25	29702.25	No change
Built up area as per FSI (Sq. m.)	29696.53	29696.53	No change
NON FSI (Sq. m.)	35231.00	40734.00	Increased by 5503 due to addition of 1 basement
Total Construction Built up area (Sq.m.)	64927.53	70430.53	Increased by 5503 due to addition of 1 basement

Parking provision - 4W (nos.)	606	612	Increased by 6 nos. only
Parking area (Sq.m.)	15654.00	20188.00	Proposed to be changed as per revised planning of basements.

Sr. No.	Description		Details		Remarks
			As per EC received	Amendment in EC	
1	Occupancy (Nos.)	Residential	1730	1730	No change
		Shop users	100	100	No change
2	Total Water requirement (KLD)		242	243	Proposed to be increased by only 1 due to incorporation of swimming pool
3	Sewage Generation (KLD)		188	188	No change
4	Solid waste Generation (Kg/day)		795	795	No change

3. The proposal has been considered by SEIAA in its 99th meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions :

General Conditions for Pre- construction phase:-

- (i) This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with respect to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any. Judgments/orders issued by Hon'ble High Court, Hon'ble NGT, Hon'ble Supreme Court regarding DCR provisions, environmental issues applicable in this matter should be verified. PP should submit exactly the same plans appraised by concern SEAC and SEIAA. If any discrepancy found in the plans submitted or details provided in the above para may be reported to environment department. This environmental clearance issued with respect to the environmental consideration and it does not mean that State Level Impact Assessment Authority (SEIAA) approved the proposed land use.
- (ii) Change column size to increase the turning radius and reducing two cars parking at corner in consultation with the Structural Engineer.
- (iii) To relocate the staircase from ground floor to podium to increase the turning radius of 7.5 M.
- (iv) Electrical panels to be relocated to the Ground floor from the basement.
- (v) E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2011.
- (vi) 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.

- (vii) PP has to abide by the conditions stipulated by SEAC & SEIAA.
- (viii) The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
- (ix) "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.
- (x) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.

General Conditions for Construction Phase-

- (i) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche and First Aid Room etc.
- (ii) 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.
- (iii) The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
- (iv) Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- (v) Arrangement shall be made that waste water and storm water do not get mixed.
- (vi) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- (vii) 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.
- (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) 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.

- (x) Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
- (xi) 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.
- (xii) 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.
- (xiii) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
- (xiv) 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 and should be operated only during non-peak hours.
- (xv) 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.
- (xvi) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
- (xvii) Ready mixed concrete must be used in building construction.
- (xviii) The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of firefighting equipment's etc. as per National Building Code including measures from lighting.
- (xix) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xx) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xxi) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- (xxii) 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. Discharge of this unused treated affluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the

maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.

- (xxiii) Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- (xxiv) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
- (xxv) 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.
- (xxvi) Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
- (xxvii) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
- (xxviii) Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.
- (xxix) Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- (xxx) Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- (xxxii) 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.
- (xxxiii) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.

- (xxxiii) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
- (xxxiv) 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.
- (xxxv) 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.
- (xxxvi) Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.

General Conditions for Post- construction/operation phase-

- (i) 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 in Para 2. Prior certification from appropriate authority shall be obtained.
- (ii) Wet garbage 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. Local authority should ensure this.
- (iii) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- (iv) A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
- (v) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
- (vi) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- (vii) 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 and year-wise expenditure should be reported to the MPCB & this department.
- (viii) 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://ec.maharashtra.gov.in>.

- (ix) 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.
 - (x) 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.
 - (xi) 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.
 - (xii) 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.
 - (xiii) 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.
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. 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.
 6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.
 7. **Validity of Environment Clearance:** The environmental clearance accorded shall be valid for a period of 7 years as per MoEF&CC Notification dated 29th April, 2015.
 8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the

adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.

9. 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.
10. 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.



(S. M. Gavai)
Member Secretary, SEIAA

Copy to:

1. Shri. Johnny Joseph, Chairman, IAS (Retd.), SEAC-II, office of the Lokayukta and New Up- Lokayukta, New Administrative Building, 1st floor, Madam Cama Road, Mumbai.
2. Additional Secretary, MOEF, 'MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
3. The CCF, Regional Office, Ministry of Environment and Forest (Regional Office, Western Region, Kendriya Paryavaran Bhavan, Link Road No- 3, E-5, Ravi-Shankar Nagar, Bhopal- 462 016). (MP).
4. IA- Division, Monitoring Cell, MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
5. Managing Director, MSEDCL, MG Road, Fort, Mumbai
6. Collector, Mumbai.
7. Commissioner, Municipal Corporation Greater of Mumbai (MCGM).
8. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
9. Regional Office, MPCB, Mumbai.
10. Select file (TC-3)

(EC uploaded on)

