

Item no. 13

Proposal No.:- SIA/MH/MIS/170212/2020

Type of Project: Amend./Modif.

Subject- Environmental Clearance for Building and Construction projects for SRA Project Jai Bhavani Co-Op HSG Soc at Plot bearing S.No 507(p), Gandhi Nagar, Pokharan Road no 2, village Panchpakhadi, District Thane by Heer Realty Ventures Pvt. Ltd.

Project Details-

Representative of PP was present during the meeting along with Environmental consultant M/s Enviro Analysts and Engineers Private Limited.

PP presents the details of the project are as below:

1	Plot area	6921.90 sq. mts.		
2	Net Plot Area	6315.02 sq mts		
2	FSI	20,328.43 sq. mts.		
3	Non FSI	20,419.14 sq. mts.		
4	Total Built up area	40,747.57 sq.m		
5	Building configuration	Building	Configuration	Height(m)
		Rehab Building (Residential)	Ground + 23rd Floor + 24 th (pt) Floor	74.30 m
		Sale Building Wing A(Commercial)	Ground + 21 + 22nd (pt) Floor	84.25 m
		Sale Building Wing B (Parking Tower)	Ground + 11 Floors	48 m
6	Total population	3739 Nos.		
7	Water requirement	Total Water Requirement: 318 KLD		
8	Sewage generation	260 KLD		
9	STP Capacity & Technology	280 KLD (MBBR Technology) – i.e (200 KLD + 80 KLD)		
10	STP location	Ground Level		
11	RG Area Provided	Total proposed R G area: 1496.40 sq. mts.		
12	Energy requirement	Connected load: 4887 kW; Demand load: 3520 kW		
13	Total Energy Savings	Energy Savings – 27 % for Sale and 33% for Rehab, Solar Savings – 1% for Sale and 7% for Rehab		
14	No. of DG Sets & Capacities	1 X 320 KVA + 2 X 1200 KVA		
15	Total Solid Waste Generation	1186 kg/day		
	Bio-degradable Waste Generation	475 kg/day		
	Non-biodegradable Waste Generation	712 kg/day		

Member Secretary

Chairman

16	OWC Capacities	OWC 300 (01 Nos.) & OWC 200 (01 Nos.)
17	Parking Requirement	Total proposed parking 2W: 542 nos. Total proposed parking 4W: 240 nos.
18	EMP cost	Capital Cost- Rs. 137 Lakhs O & M Cost- Rs. 24 Lakhs
19	Rain Water Harvesting	RWH tank Capacity: 45 cum & 16 cum
20	Details of UG tanks & no. of capacity	Domestic Tank - 200 cum Flushing Tank -- 110 cum Fire Tank - 300 cum RWH Tank - 61 cum

SEAC Deliberation –

The project proposal was discussed on the basis of presentation made and documents submitted by the proponent. All issues related to environment, including air, water, land, soil, ecology and biodiversity and social aspects were discussed. Committee noted that the project is under 8a (B2) category of EIA Notification, 2006. Consolidated statements, synopsis of compliances, form 1, IA, presentation & plans submitted are taken on the record.

During discussion following points emerged:

1. PP to ensure that STP to be kept open minimum up to 40%. PP to ensure that RG on mother earth should not be reduced in comparison with earlier EC granted to the project.
2. PP to adopt water conservation measures by providing Low Flow Devices (LFD) as plumbing fixtures. PP to ensure that the energy savings from renewable sources shall be minimum 5%.
3. PP to submit architect certificate stating Full potential of the plot including Vertical expansion. PP also to submit architect certificate regarding the construction carried out vis a vis EC granted to the project
4. PP to ensure that at least 40% of four wheeler parking's and Two wheeler parking's should be provided with electric Charging Facilities.
5. PP to submit Certified Compliance copy of Regional office of MoefCC, ofearlier EC granted.
6. PP to ensure that at least 40% of four wheeler parking's and Two wheelerparking's should be provided with electric Charging Facilities.
7. PP to obtain NOC from Forest Department as the proposed site is within default Eco sensitive zone of Thane flamingo Sanctuary.


Member Secretary


Chairman

Recommendations of SEAC-

In view of above discussion and subject to compliance of above points, committee decided to recommend the proposal to SEIAA for grant of Environmental Clearance.

Deliberation in SEIAA-

Proposal was recommended in 141st SEAC-2 meeting for Plot Area of 6921.90 m², FSI Area of 20,328.43 m², Non FSI Area of 20,419.14 m² and Total Built-up Area of 40,747.57 m².

Proposal now considered in 218th B meeting of SEIAA.

SEIAA after deliberation decided to grant Environment Clearance for- FSI- 20,328.43 m², Non FSI- 20,419.14 m², Total BUA- 40,747.57 m² (Plan Approval-, SRA/ENG/2006/66, dated 24.02.2020)

SEIAA Decision-

SEIAA after deliberation decided to grant EC subject to following conditions-

1. 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.



Member Secretary



Chairman