

Government of Maharashtra

SEAC-2013/CR-293/TC-1
Environment department
Room No. 217, 2nd floor,
Mantralaya Annexe,
Mumbai- 400 032.
Dated: 4th September, 2014

To,
M/s. Aanand Developers and Builders.
Shop no.22 ,Sai tirth Tower,
Site office ,Ground floor Siddharh nagar ,
Thane west 400603.

Subject: Environment clearance for proposed SRA scheme (residential cumcommercial) project of Jai Bhavani CHS Ltd. SRD scheme on plot bearing S.No. 507 (p), Gandhi Nagar, Pokharan Road no.2, village Panchpakhadi, Dist. Thane by M/s Aanand Developers & Builders.

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 24th 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 71st meeting.

2. It is noted that the proposal is for grant of Environmental Clearance for proposed SRA scheme (residential cumcommercial) project of Jai Bhavani CHS Ltd. SRD scheme on plot bearing S.No. 507 (p), Gandhi Nagar, Pokharan Road no.2, village Panchpakhadi, Dist. Thane. SEAC-II considered the project under screening category 8(a) B2 as per EIA Notification 2006.

Brief Information of the project submitted by Project Proponent is as-

Name of the Project	'Jai Bhavani Co-op Hsg. Society' Proposed SRS Project, on C.T.S. No. 507(P), Gandhinagar, Pokhran road no.2, Village Panchpakhadi, Dist- Thane.
Project Proponent	M/s. Aanand Developers and Builders.
Consultant	M/s. Enviro Analysts & Engineers Pvt. Ltd.
Accreditation of the consultant (NABET Accreditation)	QCI-NABET list for the Construction Project/ Area Development Project / Township- NABET Accredited.
Type of Project : Housing Project/Industrial	Slum Rehabilitation Scheme.

Estate/ SRA Scheme/MHADA/ Township or others					
Location of the project	Plot bearing C.T.S. No. 507(P), Gandhinagar, Pokhran road no.2, Village Panchpakhadi, Dist- Thane.				
Whether in Corporation/ municipal/other area	Thane Municipal Corporation (TMC)				
Applicability of the DCR	Municipal Corporation of Thane DCR 1994.				
Note on the initiated work (if applicable)	No work initiated.				
LOI/NOC from MHADA/ other approvals (If Applicable)	LOI Granted: SRS/ TMC/ TDD/727 on dated: 21/05/2005.				
Total plot area (sq.mt.) Deductions Net Plot Area	Sr. No.	Particulars	Details (sq.m.)		
	1	Area of slum plot	6724		
	2	Deductions area under road	321		
	3	Net plot area	6403		
Permissible FSI	Proposed FSI-2.50				
Proposed Built Up Area (FSI & Non FSI)	Sr. No.	Description	Rehab	Sale	Total (sq.m.)
	1	FSI Area	7706.21	9064.79	16,771
	2	Non FSI Area	5,462.37	12,916.62	18,378.99
	3	Total BUA	13,168.58	21,981.41	35,149.99
Ground Coverage Area (percentage of plot not open to sky)	Ground coverage = 40.18 % (Area: 2701.89)				
Estimated Cost of the project	Rs. 72 Crores.				
Number of Buildings & configuration(s)	Building Details		Configuration		
	Sale Bldg.		Ground (part) + 3 podium +22 nd + 23 rd (Part) Floors		
	Rehab Bldg.		Ground + 20 +21 st (Part) Floor		
Number of tenants and shops	Sale Tenements	Flats	75		
		Shops	16		
	Rehab Tenements	Flats	274		
		Balwadi	2		
Number of expected residents/users	Residential Population		1745 Nos.		
Tenant density per hectare	Residential Tenement Density: 519 Nos				

Height of Building(s)	Building Details	Height in M.	
	Sale Bldg.	78.55	
	Rehab Bldg.	59.98	
Right of way (Width of the road from the nearest fire station to the proposed building(s))	40 M wide D.P. Road abutting the site.		
Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation.	Minimum 7.5 mt.		
Existing Structure(s)	Existing 274 residential units & 11 shops		
Details of the demolition with disposal (If applicable)	Demolition debris will be handled as per the approved debris management plan. Waste generation during demolition phase is tabulated below.		
	Sr no	Material	Quantity @ 285 Slums
	1	Debris (Concrete/bricks/flooring etc)	13871 Cum
	2	Steel	65 Tonnes
	3	Wood	17Tonnes
	4	Asbestos Sheets	5985 No's
	5	Flooring Tiles	9975 Sqft
	6	Plastic	1425 Kg
			Management / Disposal
			Debris will be entirely used for site leveling.
			To be recycled or reused.
			Wood will be sold for reuse
			To be handled as Hazardous material (Management , Handling and transboundry Movement rules 2007)
			Debris will be entirely used for site leveling.
			To be sent for recycling.
Total Water Requirement	<p><u>Dry season: (Sale + Rehab=Total)</u> Source : TMC/ Recycled water Fresh water : 35 + 125 =160 KLD Recycled water : 23 + 68 =91 KLD Total Water Requirement : 58 + 193 =251 KLD Swimming pool make up : 1 KLD Fire Fighting : 400 cum</p> <p><u>Wet Season: (Sale + Rehab=Total)</u> Source : TMC /Recycled water/RWH Fresh water : 35 + 125 =160 KLD Recycled water : 18 + 63=81 KLD</p>		

	<p>Total Water Requirement : 53 + 188=241 KLD Swimming pool make up : 1 KLD Fire Fighting : 400 cum</p>				
Rain Water Harvesting (RWH)	<p>Level of the Ground water table: 3 -5 m. Size and no of RWH tank (s) and Quantity: 2 No. 1 for Sale and 1 for Rehab. Location of the RWH tank(s): Ground (UG) Size and no. of recharge Pits: Not Provided. Capacity of RWH Tank: Sale: 45 cum. & Rehab: 43 cum. Budgetary allocation (Capital cost & O&M cost): Capital Cost: Rs. 29 Lakhs O & M Cost per Annum: Rs.1.5 Lakhs</p>				
UG tanks	<p>Location(s) of the UGT tank(s) : Ground Level (UG)</p>				
Storm water drainage	<p>Natural water drainage pattern: NW to SE Quantity of storm water: 0.02 cum/sec. Size of SWD: 0.30 x 0.30 mt.</p>				
Sewage & Waste Water	<p>Sewage generation : 221 KLD,(47 KLD: Sale, 174 KLD: Rehab) STP technology : MBBR Capacity of STP : 230 KLD,(50 KLD: Sale, 180 KLD: Rehab) Location of STP : Ground Level DG sets (during emergency): 200 KVA for sale & 180 KVA for rehab bldg. Budgetary allocation (Capital cost and O&M cost): 1) Capital Cost: Rs. 61 Lakhs 2) O&M Cost per Annum: Rs.15 Lakhs</p>				
Solid Waste Management	<p>Waste generation in Pre construction and construction phase: Waste generation: Around 13871 cum of demolition debris will be utilized for the filling purpose. Quantity of the top soil to be preserved: As the building foundation will consist of concrete piles there will be negligible amount of excess excavated soil. Disposal of the construction debris:</p>				
	#	Particulars	Quantity	Unit	Management
	1	Steel	57	Tonnes	100 % will be sold for recycling
	2	Empty Cement bags	2836	No	Will be handed over to vendors.
	3	Sand	23	Cum	Waste sand will be used for bedding for flooring purpose. It will also be used as filler material for toilets water proofing
	4	Aggregates	1279	Cum	It will be used as a layer for internal roads and building boundary wall.
5	Wood	200	Sqmt	Will be sold for	

				recycling
6	Tiles	3198	Sqmt	Waste tiles will be used as china mosaic water proofing for terraces. Also it will be used for skirting purpose.
7	Empty Paint cans	996	No	Will be sold for reuse.

Waste generation in the operation Phase:
(Sale + Rehab = Total)

Dry waste : 83 + 285 = 368 kg/day

Wet waste : 117 + 416 = 532 kg/day

Total waste: 200 + 700 = 900 kg/day

E - Waste : Not applicable.

Hazardous waste: Not applicable.

Biomedical waste (Kg/month) (If applicable): Not applicable.

STP Sludge (Dry Sludge) : 20 kg/day

Mode of Disposal of waste:

Dry waste: To be manage through recyclers.

Wet waste: Biodegradable waste To be processed in OWC; manure To be used for landscaping.

Hazardous waste: Not applicable.

Biomedical waste (If applicable): Not applicable.

STP Sludge (Dry sludge): To be process in OWC & then use as manure.

Area requirement:

1. Location(s): Ground Level

2. Total area provided for the storage & Treatment of the solid waste: 14 sq.m. each for Sale and Rehab

3. Budgetary allocation (Capital cost and O&M cost)

Capital Cost : Rs.9 Lakhs

O & M Cost : Rs.3 Lakhs

Green Belt Development

Total R.G. Area:

RG area other than green belt (please specify for playground, etc.)

Total RG area under green belt: 1624.85 sq.m

RG Area on ground : 860.75 sq.m (14%)

Plantations: Number and list of trees species to be planted in the RG: 68 nos.

List of proposed trees:

Botanical Name	Common Name	Quantity(No.s)
<i>Polyalthia longifolia</i>	Mast tree	35
<i>Wodyetia bifurcata</i>	Fox tail Palm	5
<i>Delonix regia</i>	Gulmohar	8
<i>Plumeria alba</i>	Champa	5
<i>Tabebuia rosea</i>	Trumpet tree	6
Total		59

	Budgetary Allocation: (Capital cost and O&M cost) Capital Cost: Rs. 12 Lakhs O & M Cost: Rs. 1.5 Lakhs																																																																																																				
Energy	Power Supply: <table border="1" data-bbox="507 506 1219 813"> <tr> <th>Sr. No.</th> <th colspan="2">POWER REQUIREMENT</th> </tr> <tr> <td>1</td> <td colspan="2">Source of power supply : M. S. E. D. C. L.</td> </tr> <tr> <td>2</td> <td>Connected Load Maximum Demand</td> <td>3028 KW 1891 KW</td> </tr> <tr> <td>3</td> <td>DG set as Power Back – up during operation phase</td> <td>200 KVA for sale and 180 KVA for Rehab Bldg.</td> </tr> </table> <p>Energy saving by non-conventional method: Energy saving measures: Detail calculations & % of saving: 5% for Sale and 3 % for Rehab. For Sale Building:</p> <table border="1" data-bbox="488 972 1241 1995"> <thead> <tr> <th>Sr.No</th> <th>Items</th> <th>Total Elect. Demand- Conventional case (Kw)</th> <th>Elect. demand after using Energy saving means (kw)</th> <th>Units Saved (kw)</th> <th>% Energy saving</th> </tr> </thead> <tbody> <tr> <td colspan="6">Energy Saving Parameters</td> </tr> <tr> <td>1</td> <td>Road/Landscape - 60% Solar Lighting</td> <td>2</td> <td>1</td> <td>1</td> <td>60%</td> </tr> <tr> <td>2</td> <td>LED lights - Lobby & staircase</td> <td>16</td> <td>12</td> <td>4</td> <td>25%</td> </tr> <tr> <td>3</td> <td>Lobby & staircase LED lights -60% Solar</td> <td>8</td> <td>3</td> <td>5</td> <td>60%</td> </tr> <tr> <td>4</td> <td>Lifts -with VFD & Regenerative Type</td> <td>30</td> <td>21</td> <td>9</td> <td>30%</td> </tr> <tr> <td>5</td> <td>Solar Hot Water system</td> <td>300</td> <td>255</td> <td>45</td> <td>15%</td> </tr> <tr> <td colspan="6">Conventional Loads</td> </tr> <tr> <td>6</td> <td>Plumbing System Load</td> <td>2</td> <td>1</td> <td>1</td> <td></td> </tr> <tr> <td>7</td> <td>OWC</td> <td>16</td> <td>12</td> <td>4</td> <td></td> </tr> <tr> <td>8</td> <td>STP</td> <td>8</td> <td>3</td> <td>5</td> <td></td> </tr> <tr> <td>9</td> <td>FF Plant Room Ventilation</td> <td>30</td> <td>21</td> <td>9</td> <td></td> </tr> <tr> <td>10</td> <td>Sub-station Room Ventilation</td> <td>300</td> <td>255</td> <td>45</td> <td></td> </tr> <tr> <td>11</td> <td>Flats</td> <td>2</td> <td>1</td> <td>1</td> <td></td> </tr> </tbody> </table>					Sr. No.	POWER REQUIREMENT		1	Source of power supply : M. S. E. D. C. L.		2	Connected Load Maximum Demand	3028 KW 1891 KW	3	DG set as Power Back – up during operation phase	200 KVA for sale and 180 KVA for Rehab Bldg.	Sr.No	Items	Total Elect. Demand- Conventional case (Kw)	Elect. demand after using Energy saving means (kw)	Units Saved (kw)	% Energy saving	Energy Saving Parameters						1	Road/Landscape - 60% Solar Lighting	2	1	1	60%	2	LED lights - Lobby & staircase	16	12	4	25%	3	Lobby & staircase LED lights -60% Solar	8	3	5	60%	4	Lifts -with VFD & Regenerative Type	30	21	9	30%	5	Solar Hot Water system	300	255	45	15%	Conventional Loads						6	Plumbing System Load	2	1	1		7	OWC	16	12	4		8	STP	8	3	5		9	FF Plant Room Ventilation	30	21	9		10	Sub-station Room Ventilation	300	255	45		11	Flats	2	1	1	
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12	Car Lifts	16	12	4	
13	Fitness centre	8	3	5	
14	Shops and society offices.	30	21	9	
	Total	300	255	45	

Overall Saving for the Project	5%
Total Units saved based on Unit Consumption - (Kw)	64
Total Units saved based on working hours - (Kw/day)	236
Total Units saved annually - (kwh/Yr)	86,045

For Rehab Building:

Sr.No	Items	Total Elect. Demand- Conventional case (Kw)	Elect. demand after using Energy saving means (kw)	Units Saved (kw)	% Energy saving
Energy Saving Parameters					
1	Road/Landscape - 60% Solar Lighting	1.2	0.5	0.7	60%
2	Parking T-5 Lights	1.1	0.8	0.3	25%
3	Lobby & staircase LED lights - 60% Solar	10	4	6	60%
4	Lifts - with VFD & Regenerative Type	30	21	9	30%
5	Solar Hot Water system	548	466	82	15%
Conventional Loads					
6	Plumbing System Load	34	34		
7	OWC	7	7		
8	STP	11	11		
9	FF Plant Room	4	4		
10	Flats	2740	2740		
11	Balwadi & others	18	18		
	Total	3404	3306	98	

Overall Saving for the Project	3%
Total Units saved based on Unit Consumption - (Kw)	98
Total Units saved based on working hours - (Kw/day)	273

Total Units saved annually - (kwh/Yr)		99,588	
Compliance of the ECBC guidelines: (Yes / No) (If yes then submit compliance in tabular form): - Yes			
Compliance with Energy Conservation Building Code			
Sr. No.	Section No.	Requirement	Compliance Met By
1	6.2.1	Solar water heating for minimum 20% design capacity	Total hotwater requirement met through Centralised solar system.
2	7.2.1.4	Exterior lighting to be within specified limits	1)60% lighting including for Road,Landscape & garden shall be kept on solar system. 2) Also other Lights provided on Energy saving luminaries like LED instead of metal halide lamps. 3) Provided with Time switch to be kept operational only during night mode
3	7.3	Interior lighting power to be within specified limits	1)For Parking/staircases the lighting power Density shall be 0.2 W/sqft by using T5 lights instead of T5. 2)For Lobby, use of LED would ensure power density of less than 1.3w/sqft
4	8.2.2	Energy efficient motors	1)All Lifts, shall run on VFD drives which results in 5-10% energy saving.Compliance as per IS.12615. 2)All motors shall be of class 1 category that would give better efficiency & less losses
5		Lifts with Regenerative system	Using Regenerative Type Lift system that would result in 20% energy saving compared to conventional lifts.
Budgetary allocation (Capital cost and O&M cost)			
Capital Cost: Rs. 26 Lakhs			
O & M Cost: Rs. 3 Lakhs			
Environmental Management plan Budgetary Allocation	Construction phase(with Break – up) – Capital cost: O & M cost (please ensure manpower and other details):		
	Operation Phase (with Break-up)- Capital cost: Rs.137 Lakhs O & M cost (please ensure manpower and other details): 24 Lakhs		Rs.

Sr. No.	Method Adopted	Setting-Up Cost (In Lakhs)	Annual Maintenance & Operational Cost(In Lakhs)
1	Rain Water Harvesting	29	1.5
2	Solid Waste management	9	3
3	STP	61	15
4	Solar Energy System	26	3
5	Landscape	12	1.5
Total		137	24

Quantum and generation of Corpus fund and commitment:
 Responsibility for further O & M: After occupancy, Co-op societies will be formed. The societies will form federation. The operation & maintenance of environmental management facilities (EMF) shall be taken care by the developers for first three years.
 Afterwards, EMF shall be handed over to society/federation. Funds for recurring cost on EMP shall be generated from the tenants of the society by specifically mentioning in the sale agreement.

Traffic Management

Nos. of the junction to the main road & design of confluence: Site is abutting to 40 m wide D.P. road.
 Parking Details :

LEVELS	NO. OF CARS	AREA PER CAR (sq.m.)
Ground Lvl	40	16
1 st Podium	35	18
2 nd and 3 rd Podium	136	15
TOTAL	211	

Width of all internal roads (m): min 6 m

3. The proposal has been considered by SEIAA in its 71st 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 :

- (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) 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.
- (iii) PP has to abide by the conditions stipulated by SEAC & SEIAA.
- (iv) 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.
- (v) "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.
- (vi) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- (vii) Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. 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.
- (viii) 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.
- (ix) 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.
- (x) 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.
- (xi) 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.
- (xii) Arrangement shall be made that waste water and storm water do not get mixed.

- (xiii) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- (xiv) 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.
- (xv) Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- (xvi) 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.
- (xvii) 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.
- (xviii) 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.
- (xix) 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.
- (xx) 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.
- (xxi) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
- (xxii) 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.
- (xxiii) 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.
- (xxiv) 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).
- (xxv) Ready mixed concrete must be used in building construction.

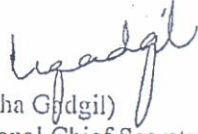
- (xxvi) The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting equipments etc. as per National Building Code including measures from lighting.
- (xxvii) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xxviii) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xxix) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- (xxx) 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 effluent, 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.
- (xxxi) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- (xxxii) 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.
- (xxxiii) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
- (xxxiv) 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.
- (xxxv) 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.
- (xxxvi) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement
- (xxxvii) 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.

- (xxxviii) Diesel power generating sets proposed as source of back up 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.
- (xxxix) 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.
- (xl) 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.
- (xli) 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 aspirational for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement
- (xlii) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
- (xliii) 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.
- (xliv) 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.
- (xlv) Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.
- (xlvi) A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
- (xlvii) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
- (xlviii) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- (xlix) 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 reported to the MPCB & this department.
- (l) 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>.

- (ii) 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.
 - (iii) 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.
 - (iii) 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, NOx (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.
 - (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.
 - (iv) 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 5 years.

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, Van Vigyan Bhawan, Sec- 5, R.K. Puram, New Dehli - 110 022, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


 (Medha Gadgil)
 Additional Chief Secretary,
 Environment department &
 MS, SEIAA

Copy to:

1. Shri. R. C. Joshi, IAS (Retd.), Chairman, SEIAA, Flat No. 26, Belvedere, Bhulabhai desai road, Breach candy, Mumbai- 400026.
2. Shri. Ravi Bhushan Budhiraja, Chairman, SEAC-II, 5-South, Dilwara Apartment, Cooperage, M.K.Road, Mumbai 400021
3. Additional Secretary, MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
4. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
5. 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).
6. Regional Office, MPCB, Mumbai.
7. Collector, Mumbai
8. Commissioner, Municipal Corporation Greater Mumbai (MCGM)
9. CEO, Slum Rehabilitation Authority, Bandra (E), Mumbai.
10. IA- Division, Monitoring Cell, MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
11. Select file (TC-3)

(EC uploaded on 9/9/2014)