

Minutes of the 219th meeting of the State Level Expert Appraisal Committee-II (MMR & Konkan Region) held on 6th, 7th & 8th November, 2023 through Video Conferencing.

Item No.20: M/s. Heer Realty Ventures Private Limited. (SIA/MH/INFRA2/448532/2023)

Environmental Clearance for Expansion for Slum Rehabilitation Scheme “Jai Bhavani Co-op Hsg. Society” at Plot bearing S. No. 507(P), Gandhi Nagar, Pokhran Road no. 2, Village- Panchpakhadi, District- Thane, State- Maharashtra by M/s. Heer Realty Ventures Private Limited.

Introduction: -

PP submitted the application for expansion/amendment in earlier EC to their Slum Rehabilitation Scheme project having total plot area of 6,921.90 Sq.Mtrs., Total construction area of 78,280.01 Sq.Mtrs. and FSI area of 47,665.08 Sq.Mtrs. PP proposes to construct a Rehab building & 2 nos. of Sale buildings having maximum height of 129.50 Mtr. as mentioned at Sr.no. 20 of the project details.

Representative of PP was present during the meeting along with Environmental Consultant Enviro Analysts & Engineers Pvt. Ltd. The details of project are as mentioned below:

Sr No.	Description	Details	
1	Proposal Number	SIA/MH/INFRA2/448532/2023	
2	Name of Project	Expansion for Slum Rehabilitation Scheme “Jai Bhavani Co-op Hsg. Society” at Plot bearing S. No. 507(P), Gandhinagar, Pokhran Road no. 2, Village- Panchpakhadi, District- Thane, State- Maharashtra by M/s. Heer Realty Ventures PVT. LTD.	
3	Project category	8(a), B2	
4	Type of Institution	Private Limited	
5	Project Proponent	Name	Mr. Dharam Kataria
		Regd. Office address	Shop no 22, Sai Tirth Tower, Siddharth Nagar, Kopari Colony, Thane East – 400603
		Contact number	982101822
		e-mail	katariaadharam63@gmail.com
6	Consultant	Name M/s. Enviro Analysts & Engineers Pvt. Ltd. NABET Accreditation No: NABET/EIA/2124/SA0193 Validity: 18.06.2024	
7	Applied for	Brownfield Project	


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8	Location of the project			Plot bearing S. No. 507(P), Gandhinagar, Pokhran Road no. 2, Village- Panchpakhadi, District- Thane, State- Maharashtra			
9	Latitude and Longitude			Latitude: 19°13'6.67"N Longitude: 72°58'15.46"E			
10	Plot Area (Sq.m.)			6921.90 sq.m			
11	Deductions (Sq.m.)			606.88 sq.m			
12	Net Plot area (Sq.m.)			6315.02 sq.m.			
13	Ground coverage (m ²) & %			2716.91 sq.m (43%)			
14	FSI Area (Sq.m.)			47665.08 sq.m.			
15	Non-FSI (Sq.m.)			30614.93 sq.m.			
16	Proposed built-up area (FSI + Non-FSI) (Sq.m.)			78280.01 Sq.m.			
17	TBUA (m ²) approved by Planning Authority till date.			IOA received vide letter no – MMR/SRA/ENG/VP/2006/66, dated – 27/10/2023 for TBUA – 78,280.01 sq.m			
18	Earlier EC details with Total Construction area, if any.			EC is issued vide letter no. SIA/MH/MIS/170212/2020 dated 10th May 2021 for plot area 6921.90 sq.m and total built up area of 40,747.57Sq.m			
19	Construction completed as per earlier EC (FSI + Non FSI) (Sq.m.)			Total construction done on site is 25186.14 sq.m out of 40747.57 sq.m which was approved in Environmental Clearance issued vide letter no. SIA/MH/MIS/170212/2020 dated 10th May 2021			
20	Previous EC / Existing Building			Proposed Configuration			Reason for Modification / Change
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
	Rehab Building	Ground + 23 Floor + 24 th (pt.) Floor	74.30	Rehab Building	Gr + 1st to 24th Floor & Mech. Car Parking 1st to 9th Level	76.70	Increase in height is more because of stilt Floor height and refuge floor height. Car Parking tower newly proposed


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	Sale Building Wing A (Commercial)	Ground + 21 st +22 nd (pt.) Floors	84.25	Sale Commercial Building	Gr + 1st to 34th Floor	129.50	Addition into building footprint & increase in no of floors
	Sale Building Wing B (Parking Tower)	Ground + 11 Floors	48	Sale parking Building	L. Gr + U. Gr + 1st to 26th floor+ 27th ser floor + 28-part floor Private Terrace + Swimming Pool & Toilet	72.15	As per revised building footprint
21	No. of Tenements & Shops			Rehab Building	Rehab res: 223+ PAP: 87= 310 Rehab Comm: 07 Sale comm: 02 Sale res: 05 Balwadi: 02 Rehab Society Office: 4 Rehab Welfare Office: 02 Library: 02 Gym: 02 Community hall: 01		
				Sale Building	Shops: 11 Offices: 326 Restaurants: 2 Multipurpose Hall: 4 Gym & Fitness Centre: 1 Culinary institute: 1 Art Centre: 1 Private Club/Club lounge: 3 Society office: 1 Rehab shops: 03		
				Parking bldg.	Drivers Room:1 Club Lounge: 1		
22	Total Population			6981 Nos.			


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23	Total Water Requirements CMD	Domestic Water – 255 KLD Flushing Water – 168 KLD Landscaping – 4 KLD Total Water Requirement - 427 KLD			
24	Under Ground Tank (UGT) location	Below Ground			
25	Source of water	TMC			
26	STP Capacity & Technology	STP of Capacity Rehab bldg-200 KLD Sale bldg- 200 KLD with MBBR Technology			
27	STP Location	Below Ground			
28	Sewage Generation CMD & % of sewage discharge in the sewer line	372 KLD &, 35 % of excess treated water to sewer line.			
29	Solid Waste Management during Construction Phase	Type	Quantity (Kg/d)	Treatment/disposal	
		Dry waste	10 kg/day	Will be handed over to a recycler	
		Wet waste	15 kg/day	Handed over to Municipal waste collector	
		Construction waste	Topsoil	--	Since this is an SRA Project, hence there is no Top Soil.
			Excavation Waste	10,000 cum	We will use the 2000 cum quantity in internal plot & road development. Remaining 8000 cum will be sent Outside of the plot as per the SWM NOC.
			Empty cement bags	31860 Nos.	To be handed over to local recyclers
Steel	5 MT	To be handed over to local recyclers			


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			Aggregates	25 MT	To be used as a layer for internal roads and building boundary walls.
			Broken Tiles	795 Sqm.	Waste tiles to be used as China mosaic for terraces.
			Empty Paint Cans (20 liter/ can)	800 Nos.	To be handed over to the recycler
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)	Treatment/disposal	
		Dry waste	926 Kg/day	Will be handed over to a recycler	
		Wet waste	864 Kg/day	Composting by OWC - manure produced will be used at a site for landscaping,	
		E-Waste	5156 kg/yr	Will be collected and sent to MPCB-authorized recyclers.	
		STP Sludge (dry)	19 kg/day	Dry sewage sludge will be used as manure for gardening.	
31	R.G. Area in sq.m.	RG required – 505.20 sq.m (8%) RG provided – 717.34 sq. m. (11.35%) (Mother earth RG – 508.20 sqm + 209.14 sqm on elevated RG)			
		Existing trees on the plot: 00 nos.			
		Number of trees cut as per Tree NOC: 00 nos.			
		Number of trees transplanted as per Tree NOC: 00 nos.			


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		<p>The number of trees to be planted: 100 nos. + (150 nos. of trees in Miyawaki + 50 nos. of Shrubs.) In plot area: 100 nos. In Miyawaki Plantation (with area): 150 Nos. + 50 nos. Shrubs (50 Sqm)</p> <table border="1"> <tr> <td colspan="2">Trees on site after completion = 250 nos. of trees (150+100) + 50 nos. of shrubs</td> </tr> </table>	Trees on site after completion = 250 nos. of trees (150+100) + 50 nos. of shrubs					
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32	Power requirement	<p>During the Operation Phase:</p> <table border="1"> <thead> <tr> <th>Details</th> <th>MSEDCL</th> </tr> </thead> <tbody> <tr> <td>Connected load (kW)</td> <td>7268.3 KW</td> </tr> <tr> <td>Demand load (kW)</td> <td>4300.8 KW</td> </tr> </tbody> </table>	Details	MSEDCL	Connected load (kW)	7268.3 KW	Demand load (kW)	4300.8 KW
Details	MSEDCL							
Connected load (kW)	7268.3 KW							
Demand load (kW)	4300.8 KW							
33	Energy Efficiency	<p>a) Total Energy saving (%): 20 % b) Solar energy (%): 5%</p>						
34	D.G. set capacity	Rehab: 1 x 350 KVA, Sale: 1x 1000 KVA, 1 x 800 KVA						
35	No. of 4-W & 2-W Parking with 25% EV	<p>4-Wheeler: 578 Nos 2-Wheeler: 773 Nos</p>						
36	No. & capacity of Rainwater harvesting tanks /Pits	RWH tank is proposed considering 1 Day holding Capacity- 100 & 50 cum						
37	Project Cost in (Cr.)	Rs. 190 Cr						
38	EMP Cost	<p>Construction Phase – 1. Capital cost: Rs. 22.95 Lakhs 2. Recurring cost: Rs. 36 Lakhs/Year Operation Phase (Including DMP) – 1. Capital cost: Rs. 852.79 Lakhs 2. O & M cost: Rs. 74.81 Lakhs/Year</p>						
39	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	It will be as per the OM dated 30th September 2020.						
40	Details of Court Cases/litigations w.r.t the project and project location if any.	NA						

Deliberation: -

PP informed that the proposed project is Slum Rehabilitation Scheme project under the jurisdiction of Thane Municipal Corporation (TMC). PP also informed that the project is brown field project which lies in Residential zone as per DP remarks received from TMC. PP further informed the project site is accessible by 40.0 Mtr. wide Pokharan Road No-2.


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PP submitted that the project had received 1st Environmental Clearance vide letter no. SEAC-2013/CR-293/TC-1, dated: 04.09.2014 for total built-up area of 35,149.99 Sq.Mtrs. PP also informed that the project had received further EC vide letter no. SIA/MH/MIS/170212/2020, dated: 10.05.2021 for total plot area 6,921.90 Sq.Mtrs and total construction area of 40,747.57 Sq.Mtrs. (FSI area: 20,328.43 Sq.Mtrs. & Non-FSI: 20,419.14 Sq.Mtrs.). PP further submitted that they had started construction on site as per earlier EC and completed total construction area of 25,186.14 Sq.Mtrs. (FSI: 15,931.76 Sq.Mtrs. and Non-FSI: 9,254.38 Sq.Mtrs.) on site till date and submitted Architect certificate dated: 03.11.2023 to that effect.

PP submitted that due to applicability of UDCPR-2020 by Local Planning Authority, there is increase in plot potential (availability of additional FSI) of the project. Therefore, they have submitted the present application for seeking amendment/expansion in earlier EC of the project. PP also submitted that there is realignment of the plot boundary of Jai Bhavani Society with neighboring society that is Shree Bhairavnath without changing the plot area i.e. there is change in the plot line. However, the plot area remains unchanged. PP further submitted that there is no change in configuration of rehab building, only part 24th floor is now proposed as full Resi floor. & extension is proposed in earlier approved footprint for provision of Fire lift. Also, in sale building, no change in footprint of the building only some portion is newly added on the building and the vertical expansion is proposed and in sale parking building there is change in configuration & footprint. The construction for sale parking building is not yet started. PP submitted that they have proposed 508.20 Sq.Mtrs. RG area on ground (mother earth) as against the requirement of mandatory RG 505.20 Sq.Mtrs. as per Hon. Supreme Court order and submitted undertaking and Architect certificate dated: 26.10.2023 to that effect. The comparative statement showing project details approved as per earlier EC and proposed expansion is as below:

Sr. No.	Project Details	Details			Remarks
		Unit	As per EC Received dated 10.5.2021	For proposed expansion	
1	Plot area	Sq.m.	6921.90	6921.90	No change but with revised plot boundary
2	Net Plot area	Sq.m.	6315.02	6315.02	No change
3	Permissible FSI		20365.65	40759.67	Increase in FSI
4	FSI area	Sq.m.	20328.43	47665.08	Increase in FSI area as per UDCPR
5	Non FSI area	Sq.m.	20419.14	30614.93	Increase in non FSI area. Computation as per UDCPR


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6	Total Built up area (Construction area)	Sq.m.	40747.57	78280.01	Increase in total construction area	
7	Ground-coverage Area: (sqm) % On net plot	% On net plot	2283.91 (36%)	2716.91 (43%)	Ground coverage increased	
8	Project Cost	Rs.	129 Cr	190 Cr	Increased in project cost	
9	Building Configuration					
	Serial No	Wings /Bldg. No (old config.)	Configuration	Wings	Configuration	Remarks
	1.	Rehab Building	Ground + 23 rd Floor + 24 th (pt) Floor	Rehab Building	Gr + 1st to 24th Floor & Mech. Car Parking 1st to 9th Level	No change. Fire lift shaft to be added, Mech. Car Parking tower newly proposed
	2.	Sale Building	Ground + 21 st +22 nd (pt) Floors	Sale Building	Gr + 1st to 34th Floor	Addition into building footprint & increase in no. of floors
			Ground + 11 parking Floors		L. Gr + U. Gr + 1st to 26 th floor + 27 th ser floor + 28-part floor Private Terrace + Swimming Pool & Toilet	As per revised building footprint
10	Number of tenants and shops					
	Rehab Building					
	Rehab Building	Flats: 310 Balwadi: 4 Society Office: 4 Welfare Office: 4	Rehab res: 223+ PAP: 87= 310 Rehab Comm: 07 Sale comm: 02 Sale res: 05 Balwadi: 02 Rehab Society Office: 4	As per LOI & IOA		


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				Rehab Welfare Office: 02 Library: 02 Gym: 02 Community hall: 01		
	Sale Building	Shops: 12 Offices: 130 Restaurants: 2 Multipurpose Hall: 2 Gym & Fitness Centre: 1	Shops: 11 Offices: 326 Restaurants: 2 Multipurpose Hall: 4 Gym & Fitness Centre: 1 Culinary institute: 1 Art Centre: 1 Private Club/Club lounge: 3 Society office: 1 Rehab shops: 03		As per LOI & IOA	
	Parking bldg.	-	Drivers Room: 1 Club Lounge: 1		As per LOI & IOA	
11	No. of expected Residents					
	Rehab Building	1677		1819	Increased	
	Sale Building	2062		5250		
	Total	3739		6981		
12	Height of the building					
	1.	Rehab Building	74.30 m	Rehab Building	76.70	Increase in height is more because of stilt floor height and refuge floor height.
	2.	Sale Building Wing A	84.25 m	Sale Building Wing A	129.50	Addition into building footprint & Increase 12 no of floors
	3.	Sale Building Wing B	48 m	Sale Building Wing B-parking bldg	72.15	As per revised building footprint
13	Total requirement	water KLD		318 (Dom: 193, Flush: 105, Gardening: 20)	427 (Domestic: 255, Flushing: 168, Gardening: 4)	Increased


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14	Wastewater generation	KLD	260	372	Increased
15	STP capacity	KLD	Rehab-200 KLD Sale-80 KLD	Rehab-200 KLD Sale- 200 KLD	Increased
16	RWH	Cum	2 nos. RWH tanks - 90 cum & 50 cum	2 nos. RWH tanks - 100 cum & 50 cum	Increased
17	Total Solid waste generation	Kg/Day	Total Waste Generated - 1186 kg/day Biodegradable waste - 475 Kg/day Non-Biodegradable waste - 712Kg/day	Total Waste Generated - 1790 kg/day Biodegradable waste - 864 Kg/day Non-Biodegradable waste - 926 Kg/day	Increased
18	No. of Parking				
	4 Wheelers	Nos.	240	578	Increased
	2 Wheelers	Nos.	542	773	
19	Green Belt Development				
	Prop. Total R.G.	Sq.m.	RG Required - 505.20 sq.m RG provided - 1496.4 sqm. (Paved RG - 239.17 sqm+ Non-Paved RG - 424.51 sqm + 832.72 sqm on podium)	RG Required - 505.20 sq.m RG provided - 717.34 sqm. (Non-Paved RG - 508.20 sqm + 209.14 sqm on elevated RG)	RG provided is more than the required RG
20	Power Requirement- MSEDCL				
	Connected Load	KV	4887 KW	7268.3	Increased
	Maximum Demand	Kw	3520 KW	4300.8	


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	D. G. sets	KVA	1 X 320 kVA + 2 X 1200 kVA	1 x 350 KVA + 1x 1000 KVA & 1 x 800 KVA	
21	Cost for EMP				
	Capital	Rs. lakhs	In 137	221	Increased
	O & M	Rs. lakhs	In 24	38.5	

The project proposal was discussed on the basis of presentation made and documents submitted by the proponent along with environmental consultant Enviro Analysts & Engineers Pvt Ltd. 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 Category 8(a) B2 of EIA Notification, 2006. Consolidated Statements, Form- 1, 1A, presentation & plans submitted are taken on the record.

During discussion following points emerged:

1.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 thereunder as per the circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all mandatory/required RG on mother earth as per Hon'ble Supreme Court Order.

2.PP to submit following NOCs & remarks:

a) Sewer Connection NOC; b) SWD NOC; c) Revised CFO NOC; d) C & D/ SWM NOC; e) C & D/SWM NOC.

3.PP to obtain certified compliance report of earlier EC from Regional Office, MOEF&CC, Nagpur.

4.PP to submit revised Architect certificate with chronology of building approvals i.e CCs, ECs received & building wise, FSI, Non-FSI area wise, configuration wise construction done on site.

5.Planning authority to ensure that assured water supply, sewer and storm water drainage network is made available in the vicinity of the project before issuing occupation certificate to the project.

6.PP to reduce discharge of treated water up to 35%; PP to submit undertaking from TMC regarding use of excess treated water.

7.PP to maintain 1.5 Mtr. distance between OWC and STP of Sale building.

8.PP to provide primary treatment/oil & grease filter to sewage generated from Restaurant in Commercial building.


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9.PP to submit undertaking that they will follow guidelines of dust mitigation issued by planning authority/state government; PP to submit bifurcation of mitigation measures along with their cost for reducing air pollution and submit revised EMP of construction phase accordingly.

10.PP to submit notarized affidavit and architect certificate mentioning that they have not violated condition/configuration of buildings mentioned in earlier ECs issued to the project.

Decision: -

In view of above discussion and subject to compliance of above points the proposal is recommended to SEIAA for grant of Environmental Clearance.


Member Secretary

