STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

SEAC-2212/C.R.238/TC-II
Environment department
Room No. 217, 2nd floor,
Mantralaya Annexe,
Mumbai- 400 032.
Dated: 25 January, 2016.

To,
Mr. Nitin Patil
Gulmohar Plaza, Second Floor,
Near Divekar Hospital, Viva College Road,
Virar (W) Dist. - Palghar

Subject: Environment clearance for proposed construction of residential buildings with shop line on the plot bearing S.No.269,H.No.1,2,3 S.No.270, H.No.1A, & 1B, S.No.272, H.No. 1, 2, 3 and S.No.268 of village Nilemore, Tai. Vasai, Distt. Thane by Mr.Nitin Patil

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 35th 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 90th meeting.

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

BriefInformation of the project submitted by you is as-

Name of Project	Proposed construction of residential buildings with shop line on the plot bearing S.No.268, S.No.269, H.No.1, 2, 3, S. No. 270, H. No.1A & IB, S. No. 272, H.No.1, 2, 3 of village Nilemore, Tal. Vasai, Dist. Palghar.
Name of Proponent	Mr. Nitin Patil
Consultant	Mrs. Vaishali H. Tambat Executive Director Mantras Green Resources Ltd.
Type of project: Housing project / Industrial Estate / SRA scheme/ MHADA / Township or others	Proposed residential buildings with shop line
Location of the	The project is located at village Nilemore, Tal. Vasai, Dist.

project	Palghar.
Whether in Corporation / Municipal / other area	Vasai-Virar City Municipal Corporation (VVCMC)
Applicability of the DCR	DCR regulation by VVCMC 2010
IOD/IOA/Concession document or any other form of document as applicable (Clarifying its conformity with local planning rules & provision)	IOD from VVCMC vide letter Development permission from CIDCO vide letter CIDCO /VVSR/CC/BP-3202/W/2404 for S. No. 269, H. No. 1 & 2, S. No. 270, H. No. 1-A & 1-B, S. No. 272, H. No. 2 dated 21/05/2007
Note on the initiated work (If applicable)	Yes. The work is initiated as per the approvals from local planning authority. The same is noted in 7th SEAC 3 meeting. We received Proposed Direction vide letter no. SEAC-2014/CR46/TCIII dated 19.4.2014. We received Personal hearing for the same on 4.12.2014. After that we have received Withdrawal of Proposed Direction issued u/s 5 of EPA 1986 vide letter no. SEAC-2014/CR46/TCIII dated 2.1.2015
LOI / NOC from MHADA / Other approvals (If applicable)	Development permission from CIDCO vide letter CIDCO /VVSR/CC/BP-3202/W/2404 for S. No. 269, H. No. 1 & 2, S. No. 270, H. No. 1-A & 1-B, S. No. 272, H. No. 2 dated21/05/2007 2. Revised Development permission from CIDCO vide letter CIDCO/VVSR/RDP/BP-3202/W/3745 for S. No. 269, H. No. 1 & 2, S. No. 270, H. No. 1-A & 1-B, S. No. 272, H. No. 2 dated 13/04/2009 3. Revised Development permission from VVMC vide letter VVCMC/TP/VP-1098 & 4033/419/2012-13 for S. No. 269, H. No. 1 & 2, S. No. 270, H. No. 1-A & 1-B, S. No. 272, H. No. 2 dated 28/02/2013 4. Commencement Certificates and Chronological Amendments CIDCO /VVSR/CC/BP-3202/W/2405 for S. No. 269, H. No. 1 & 2, S. No. 270, H. No. 1-A & 1-B, S. No. 272, H. No. 2 dated 21/05/2007 5. Occupation Certificate: 1: VVCMC/TP/POC/VP-0035/123/2012-13 for S. No. 269, H. No. 1 & 2, S. No. 270, H. No. 1-A & 1-B, S. No. 272, H. No. 2 &3 dated 20/06/2012 6. Occupation Certificate :2: VVCMC/TP/POC/VP-0035/043/2013-14 for S. No. 269, H. No. 1 & 2, S. No. 270, H. No. 1-A & 1-B, S. No. 272, H. No. 2. dated29/05/2013 7. NOC for NA permission from CIDCO vide letter CIDCO/VVSR/BP/NA-NOC-435/W/646, Dated 18.06.2010 CIDCO/VVSR/BP/NA-NOC-443/W/1017, Dated 07.07.2010 8. NOC for NA permission from Revenue dept vide letter REVENUE/C-1/T-9/NAP/SR-113/2004 Dated 17.01.2007 REVENUE/C-1/T-9/NAP/SR-163/2010 Dated 16.12.2010 REVENUE/C-1/T-9/NAP/SR-46/2011 Dated 04.11.2011

<table>
<tr><td></td><td>9. NOC for NA permission from VVMC vide letter VVCMC/TP/NA-NOC-443/VP-0107/W/984/10/11, Dated 31.03.2011</td></tr>
<tr><td>Total Plot Area (sq. m.)Deductions
Net Plot area</td><td>Total Plot area: 40,025.00 Sq. m
Deductions: 17,510.99 Sq. m
Net Plot area: 22,354.86 Sq. m</td></tr>
<tr><td>Permissible FSI (including TDR etc.)</td><td>Permissible FSI: 35,544.02 sq. m
Proposed FSI: 35,367.86 sq. m</td></tr>
<tr><td>Proposed Built-up Area (FSI & Non-FSI)</td><td>Total Construction Area: 49,636.74 sq. m
Permissible FSI: 35,544.02 sq. m
Non FSI area : 14,268.88 sq. m</td></tr>
<tr><td>Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)</td><td>Ground coverage:4,961.45Sq. M.
% of Ground Coverage= 22.19 % of Net plot area and 12.4 % of total plot area.</td></tr>
<tr><td>Estimated cost of the project</td><td>98.0 Crores</td></tr>
<tr><td>No. of building & its configuration(s)</td><td>Residential:
The project involves the Residential buildings with shop line.
Total number of buildings: 4 No. Of buildings with different no. of wings in each building.+ CFC (Community Hall)+ Club house
<table>
<tr><th>Building No.</th><th>Wing</th><th>Details</th><th>No.of shops</th><th>No. of Flats</th></tr>
<tr><td rowspan="4">1</td><td>A</td><td>St+7</td><td>0</td><td>42</td></tr>
<tr><td>B</td><td>St+7</td><td>0</td><td>28</td></tr>
<tr><td>C</td><td>St+7</td><td>0</td><td>49</td></tr>
<tr><td>D</td><td>St+7</td><td>0</td><td>28</td></tr>
<tr><td rowspan="4">2</td><td>A</td><td>G(pt)+7</td><td>7</td><td>45</td></tr>
<tr><td>B</td><td>G(pt)+7</td><td>6</td><td>29</td></tr>
<tr><td>C</td><td>G(pt)+7</td><td>6</td><td>39</td></tr>
<tr><td>D</td><td>Stilt+9</td><td>0</td><td>35</td></tr>
<tr><td rowspan="4">3</td><td>AB</td><td>G(pt)+14</td><td>23</td><td>129</td></tr>
<tr><td>C</td><td>G(pt)+13</td><td>12</td><td>91</td></tr>
<tr><td>D</td><td>G(pt)+13</td><td>8</td><td>52</td></tr>
<tr><td>EF</td><td>G(pt)+13</td><td>18</td><td>132</td></tr>
<tr><td>4</td><td>A</td><td>G(pt)+8(pt)</td><td>18</td><td>76</td></tr>
<tr><td>CFC</td><td></td><td>G+1</td><td></td><td></td></tr>
<tr><td>Club house</td><td></td><td>Ground</td><td></td><td></td></tr>
<tr><td colspan="3">Total</td><td>98</td><td>775</td></tr>
</table></td></tr>
<tr><td>Number of tenants and shops</td><td>Total no of flats tenants : 775 nos
Total no of shops tenants : 98 nos</td></tr>
<tr><td>Number of expected</td><td>Residential occupancy: 3,915 nos.</td></tr>
</table>

residents / users	Shop occupancy: 294 nos. Community Hall: 100 nos. Total Occupants : 4,309 nos.
Tenant density per hector	1171/ha.
Height of the building(s)	Maximum height of building= 43.55 m.
Right of way (Width of the road from the nearest fire station to the proposed building(s))	18 m and 30 m wide DP road from the nearest fire station to the proposed buildings.
Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	Turning radius for easy access of fire tender movement is 9.5 m.
Existing structure(s)	No. Site is barren non agricultural land.
Details of the demolition with disposal (If applicable)	NA
Total Water Requirement	Residential: Dry season: Source: Vasai-Virar City Municipal Corporation (VVCMC) + Recycled Water Total Water Requirement: 565 CMD Domestic water: 360 CMD Flushing : 186 CMD Gardening: 19 CMD Available recycled water (Flushing+ Gardening): 459 CMD HVAC Makeup: NA Excess treated water: Excess treated water (254 CMD) will be drained to nearby factory/ farm/ horticulture Swimming Pool : NA Fire UG tank (Cum): 450 CMD Fire OH tank (Cum): 50 CMD Wet Season: Fresh water: Local source+ Terrace Rain Water= 241 + 119 =360 CMD Recycled water (Flushing): 186 CMD Recycled water (Gardening): NA HVAC Makeup: NA Total Fresh water Requirement : 241 CMD Excess treated water: Excess treated water (273 CMD) will be drained to nearby factory/ farm/ horticulture Swimming Pool : NA Fire UG tank (Cum): 450 CMD Fire OH tank (Cum): 50 CMD Commercial: NA. As no commercial building is proposed

Details about Swimming Pool:	Dimension of Swimming Pool: NA Total water Requirement in KLD: -- Water requirement for make up in KLD: -- Details of Plant & Machinery used for treatment of Swimming pool water: -- Details of quality to be achieved for swimming pool water and parameters to be monitored: --
Rain Water Harvesting (RWH)	Level of the Ground water table: 2m below ground water Size and no of RWH tank(s) and Quantity: 3 Nos. of RWH tanks of capacities 141 CUM, 82 CUM & 16 CUM respectively of 2 days holding capacity. Total Harvested water: 119 CUM Capacity of RWH tanks: Total 239 CUM considering two days holding capacity Location of the RWH tank (s): Under ground Capital cost : 34 Lakhs O & M Cost: 1.7 Lakhs
UGTtanks	Residential: Domestic UG tank Capacity: For Zone 1(building 1 & 3), Zone 2(building 2 & 4), UG tank capacities are 255 CUM, 103 CUM, respectively. Flushing UG tank Capacity: for Zone 1 & Zone 2 are 141 CUM, 62 CUM respectively. Fire UG tank Capacity: For Zone 1 & Zone 2 are 300 CUM & 150 CUM respectively. Fire OH tank Capacity: For Zone 1 & Zone 2, 25 cum capacity each. Commercial: Domestic UG tank Capacity: NA Flushing UG tank Capacity: NA Fire UG tank Capacity: NA
Storm water drainage	Natural water drainage pattern: The storm water will be collected and conveyed through network of open drain system along the internal road as well as compound wall. Quantity of storm water: 0.05 m^3/hr Size of SWD: 0.45 m in breadth and 0.30 m in depth
Sewage and Waste water	Residential: Sewage generation (CMD): 510 CMD Treated water available after recycling: 459 CMD Capacity of STP (CMD): 3 STP's of 300 CMD, 110 CMD & 100 CMD respectively. STP technology: MBBR Area for STP: 287 sq. m Commercial: Sewage generation (CMD): NA Capacity of STP (CMD): NA STP technology: NA Location of STP: NA DG sets (during emergency) Residential, commercial & Club House:NA

	Budgetary allocation (Capital cost and O & M cost): Capital Cost :102 Lakhs O & M Cost: 25.5 Lakhs
Solid waste Management	Waste generation in the Pre-Construction and Construction phase: Waste generation: Total solid waste generated is 2,056 kg/day Quantity of the top soil to be preserved: 8,005 cum. Disposal of the construction way debris: Solid waste during construction phase will comprise mainly of excavation, may be in the form of rubber and soil. This will be disposed off in covered transport trucks to the authorized sites. The solid waste generated due to workers dwelling on site will be handed over to authorized vendor for proper disposal. Waste generation in the operation Phase: Residential ,commercial and CFC: Total waste generated: 2,056 kg/ day Biodegradable waste: 1,204 kg/day Non-Biodegradable waste: 852 kg/day E-waste: NA Hazardous waste: NA Biomedical waste(Kg/month)(If applicable): NA STP sludge: 26 kg/day Mode of Disposal of waste: Dry waste: Dry waste will be handed over to authorized vendor for proper disposal. Wet waste: Wet waste will be treated on site in Organic Waste Converter and will further use as manure for landscaping area. E-waste: Nil. If any waste generated in future will be handed over to authorized vendor for proper disposal. Hazardous waste: NA Biomedical waste(Kg/month)(If applicable): NA STP sludge: Dry solid sludge which will be used as manure for gardening. Area requirement: Location(s): on ground Total area provided for the storage and treatment of the solid waste: 130 m2 Budgetary allocation (Capital cost and O&M cost): Capital Cost – 16Lakhs O & M Cost–6 Lakhs

Green Belt Development
Total RG area: 3,712.25 sq. m
Number & list of trees species to be planted in the ground RG: 225
List of Proposed Plantation for the scheme:

No.	Botanical Name	Common Name	Qty.	Characteristics and Ecological Importance
1	*Michelia champaca*	Champa	11	Evergreen tree, Flowering and ornamental
2	*Saraca asoca*	Sita Ashok	18	Evergreen tree

3	*Cocos nucifera*	Coconut	14	Kalpavriksha, Ornamental plant
4	*Wodyetica bifurcata*	Fox tail palm	11	Salt tolerant & Drought tolerant
5	*Mangifera Indica (Country variety)*	Mango	7	Fruit bearing tree, attracts birds
6	*Mimusops elengi*	Bakul	11	Flowering tree, medicinal tree
7	*Nyctanthes arbor-tristis*	Parijatak	14	Flowering tree, medicinal tree
8	*Cassia Fistula Linn*	bahava/amaltash	13	Flowering tree, large canopy, ornamental Plant
9	*Delonix regia Rafin*	Gulmohar	18	Flowering plant
10	*Archontophoenix cunninghamiana*	King Palm tree	14	Cold & Water resistant, Good quality fertilizer
11	*Terminalia catappa*	Badam	11	Fruit trees
12	*Other Ornamental trees*		18	Small flowering plants
	Total		160	

List of Shrubs: 65 nos.

No.	Botanical Name	Common Name	Qty.	Characteristics and Ecological Importance
1	*Hymenocalis caribaea*	White Spider lily	14	Ornamental, Evergreen tree Insect repellent
2	*Jatropha intigerrima*	Spicy Jatropha	15	Tolerant of wide variety of Soil Host plant for Butterflies
3	Acalpha wilkesiana	Copper leaf tricolor	11	Evergreen Shrub, attracts butter flies Used to treat fungal skin diseases Water resistant
4	Plumeria rubra	Firangi Pani	12	Deciduous Plant Water resistant Attract to bees
5	Nerium oleander	oleander	13	Ornamental tree Evergreen & flowering plant
	Total		65	

Number & list of shrubs & bushes species planted in the podium RG: NA
Number & list trees species to be planted around the border of nallah/ steam/pond (If any):NA
No. of Existing Trees: NA
Number, Size, Age and Species of trees to be cut, trees to be transplanted: NA
NOC for the tree cutting/ transplantation/ Compensatory plantation, if any :
Budgetary allocation(capital Cost& O & M Cost):
Capital Cost: 25.0 Lakhs
O & M : 7.0 Lakhs

Energy

Power Supply:
Connected Load: 8960 Kw
Demand Load: 5723 Kw
Total DG power consumption for residential cum Commercial buildings: Total 3 nos. ofDG sets are proposed.
Out of that 1 DG of 140 KVA for building (1 & 3) is proposed.
1 DG of 125 KVA is proposed for building 2 &4.
Total DG power consumption for clubhouse buildings – 1 DG selected for CFC is 20 kVA.

Energy saving measures:
The following Energy Conservation Methods are proposed in the project:
LED is proposed in Common passage and staircases.
Solar for water heating
T5 lights at parking space, Road/ landscape 60% solar lighting etc.
Lifts of VFD and Regenerative type

Detail calculations & % of saving:

Items	Total Elect. Demand-Conventional case (Kw)	Elect. demand after using Energy saving means (kw)	Units Saved	Energy saving
Energy Saving Parameters				
Road/Landscape - 60% Solar Lighting	5	1.9	2.9	60%
Parking-T5 lights	5	4	1.2	25%
Lobby & staircase LED lights-60% Solar	53	21.1	31.6	60%
Lifts - with VFD& Regenerative Type	220	176	44	20%
Solar Hot Water system	2795	1398	1398	50%
Plumbing System Load	348	262	86	25%
Conventional Loads				
OWC	6	6		
STP	37	37		
Flats	3915	3915		
Shops	294	294		

Community Hall	50	50		
Total	7,728	6,164	1,564	

Overall Saving for the Project	20.2%
Total Units saved based on Unit Consumption - (Kw)	1,564
Total Units saved based on working hours - (Kw/day)	3,355
Total Units saved annually- (kwh/Yr)	1224745
Annual Savings in Rs with Electrical cost @Rs.5/unit	6123723

Compliance of the ECBC guidelines: (Yes/No)(If yes then submit compliance in tabular form):
Budgetary allocation (Capital cost and O & M cost):
For Solar
For Capital Cost: 121 Lakhs
O & M Cost: 12.0 Lakhs

Environmental Management plan Budgetary Allocation
During Construction Phase:

Sr. No.	Parameters	Budget (in Lakhs/ Year)
1	Water for Dust Suppression	15.12
3	Site Sanitation	4.5
4	Environmental Monitoring	3
5	Disinfection	20.02
6	Health Check Up	7.2
7	Total Cost	49.83

During Operation Phase:

Sr.No.	Parameters	Set up Cost (in Lakhs)	O &M Cost (in Lakhs)
1	OWC	16	6
2	STP	102	25.5
3	Solar	121	12
4	RWH	34	1.7
5	Gardening	25	7
6	DMP	3.5	1.9
	Total	301.5	54.1

CRZ/RRZ clearance obtain ,if any	NA
Distance from Protected Areas / Critically Polluted	NA

areas / Eco-sensitive areas / inter-State boundaries	

3. The proposal has been considered by SEIAA in its 90th 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) E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2011.

(iii) Occupation certificate shall be issued to the project by Local Planning Authority only after ensuring availability of drinking water and connectivity of the sewer line to the project site.

(iv) 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.

(v) PP has to abide by the conditions stipulated by SEAC & SEIAA.

(vi) 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.

(vii) "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.

(viii) 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 earried 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 fire fighting equipments 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 affluent, 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 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.

(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.

(xxxi) 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.

(xxxii) 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 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. SO_2, 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.

(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.

(Malini Shankar)
Member Secretary, 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. Johny Joseph, Chairman, IAS (Retd.). SEAC-II, Office of the Lokayukta and Upa-Lokayukta, New Administrative Building, 1st Floor, Madam Cama Road, Mumbai- 400 053.

3. Additional Secretary, MOEF, 'MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.

4. 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).

5. IA- Division, Monitoring Cell, MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.

6. Managing Director, MSEDCL, MG Road, Fort, Mumbai

7. Collector, Thane.

8. Commissioner, Vasai - Virar Municipal Corporation (VVMC)

9. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.

10. Regional Office, MPCB, Thane.

11. Select file (TC-3)

(EC uploaded on 28/01/2016)