Government of Maharashtra

SEAC 2212/CR 258/TC-2
Environment department
Room No. 217, 2nd floor,
Mantralaya Annexe,
Mumbai- 400 032.
Dated: 04th July, 2014

To,
M/s. Godrej Landmark Redevelopers Pvt. Ltd
Godrej Bhavan, 4th floor,
4A Home Street, Fort
Mumbai – 400 001

Subject: Environment clearance for Land forming part of CTS Nos. 45, (49pt), 54(pt), 56(pt) and 58(pt), Chembur "M" Ward(West), Dist. Kurla, Mumbai by M/s Godrej Landmark Redevelopers Pvt. Ltd

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 15th & 18th meetings decided to rccommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 65th & 70th Meetings.

2. It is noted that the proposal is for grant of Environmental Clearance for Land forming part of CTS Nos. 45, (49pt), 54(pt), 56(pt) and 58(pt), Chembur "M" Ward(West), Dist. Kurla, Mumbai. SEAC 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 Project	"Godrej Central" - Proposed Redevelopment Project at Sahakar Nagar
Project Proponent	M/s. Godrej Landmark Redevelopers Pvt. Lt
Consultant	Aditya Environmental Services Pvt. Ltd
Type of project	MHADA
Location of the project	On land forming part of CTS nos. 45, 49(pt), 54(pt), 56(pt) and 58(pt), Chembur "M" Ward (West), District Kurla, Mumbai 400 071.
Total Plot Area **Net Plot Area**	17,541.98 sq m. 17,541.98 sq.m.
Permissible FSI (including Fungible FSI etc.)	82,296.55 sq m.
Proposed Built-up Area (FSI & Non-FSI)	FSI area: 82,291. 95 sq m. Non FSI area: 48,195.97 sq m. Total Built up area: 1,30,487.92 sq m.
Ground coverage	Gross Plot area: 21,835 sq.m

<table>
<tr><td>Percentage (%) (Note : percentage of plot not open to sky)</td><td>Covered area:11,938 sq m
Ground coverage (%): 54 %</td></tr>
<tr><td>Estimated cost of the project</td><td>Rs. 250/- (INR Two Hundred and Fifty Crores only)</td></tr>
<tr><td>No. of buildings & its configuration</td><td>
<table>
<tr><td>Sr. No.</td><td>Particular</td><td>No. of buildings</td><td>Building Configuration</td></tr>
<tr><td>1.</td><td>Main sale buildings</td><td>07</td><td>B1 + B2 + Stilt + 16 UF</td></tr>
<tr><td>2.</td><td>Rehab buildings</td><td>07</td><td>B + Stilt + 15 UF</td></tr>
<tr><td>3.</td><td>Plot1building</td><td>01</td><td>ST + 14 UF</td></tr>
<tr><td>4.</td><td>Plot 2 Building</td><td>01</td><td>ST + 15 UF</td></tr>
<tr><td>5.</td><td>Plot 3 building</td><td>01</td><td>ST + 14 UF</td></tr>
<tr><td>6.</td><td>Plot 4 building</td><td>01</td><td>ST + 16 UF</td></tr>
<tr><td>7.</td><td>Plot 5 building</td><td>01</td><td>ST + 16 UF</td></tr>
<tr><td>8.</td><td>Plot 6 building</td><td>01</td><td>ST + 6 UF</td></tr>
</table>
</td></tr>
<tr><td>No. of tenants & shops</td><td>
<table>
<tr><td>Sr. No.</td><td>Particular</td><td>No of flats</td><td>No. of tenants</td><td>No. of shops</td></tr>
<tr><td>1.</td><td>Main sale buildings</td><td>408</td><td>2040</td><td rowspan="9">Nil</td></tr>
<tr><td>2.</td><td>Rehab buildings</td><td>266</td><td>1330</td></tr>
<tr><td>3.</td><td>Plot 1 building</td><td>43</td><td>215</td></tr>
<tr><td>4.</td><td>Plot 2 Building</td><td>28</td><td>140</td></tr>
<tr><td>5.</td><td>Plot 3 building</td><td>67</td><td>335</td></tr>
<tr><td>6.</td><td>Plot 4 building</td><td>46</td><td>230</td></tr>
<tr><td>7.</td><td>Plot 5 building</td><td>93</td><td>465</td></tr>
<tr><td>8.</td><td>Plot 6 building</td><td>24</td><td>120</td></tr>
<tr><td></td><td>Total</td><td>975</td><td>4875</td><td></td></tr>
</table>
</td></tr>
<tr><td>No. of expected residents /users</td><td>
<table>
<tr><td>Sr. No.</td><td>Particular</td><td></td><td>No. of expected residents/users</td></tr>
<tr><td>1.</td><td>Main sale buildings</td><td rowspan="8">(5/Flat)</td><td>2040</td></tr>
<tr><td>2.</td><td>Rehab buildings</td><td>1330</td></tr>
<tr><td>3.</td><td>Plot 1 Building</td><td>215</td></tr>
<tr><td>4.</td><td>Plot 2 Building</td><td>140</td></tr>
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<tr><td colspan="3">Total no. of expected residents/users</td><td>4875</td></tr>
</table>
</td></tr>
<tr><td>Tenant density hectare</td><td>555</td></tr>
</table>

Height of the building (s)

Sr. No.	Particular	Height of building (m)
1.	Main Sale Buildings	50.2
2.	Rehab Buildings	48.15
3.	Plot 1 building	48.15
4.	Plot 2 building	47.3
5.	Plot 3 building	46.3
6.	Plot 4 building	50.2
7.	Plot 5 building	52.1
8.	Plot 6 building	23.1

Right of the way

18.30 mts. wide DP road

Turning radius

6.0 mtr Drive way with turning radius of 7.5 mtrs

Existing structure

The plot is owned by MHADA and it currently houses MIG tenants with approx existing carpet area of 410 sq ft each. The plot with 21 societies admeasures 17,541.98 sq mtrs situated in Shell Colony in Chembur.

Details of demolish with waste Disposal (if applicable)

The debris will be disposed to authorized site through authorized contractors with permission from MCGM.

Total Water Requirement

Dry Season:

Fresh Water : 438.75 cmd

Particular	Fresh water demand (cmd)
Sale	183.6
Rehab + Plot 1	139.05
Plot 2	12.6
Plot 3	30.15
Plot 4	20.7
Plot 5	41.85
Plot 6	10.8
Total	438.75

Source: Municipal water + Tanker water

Recycled Water to be utilized:- 247.975 cmd

Particular	Flushing	Gardening	Total
Sale	91.8	25.76	117.56
Rehab + Plot 1	69.525	2.24	71.765
Plot 2	6.3		6.3
Plot 3	15.075		15.075
Plot 4	10.35		10.35
Plot 5	20.925		20.925
Plot 6	5.4		5.4
Total	219.375	28	247.375

Total Water Requirement:- 686.73 cmd

Particular	Domestic (cmd)	Flushing (cmd)	Gardening (cmd)	Total (cmd)
Sale	183.6	91.8	25.76	301.16
Rehab + Plot 1	139.05	69.525	2.24	210.815
Plot 2	12.6	6.3		18.9
Plot 3	30.15	15.075		45.225
Plot 4	20.7	10.35		31.05
Plot 5	41.85	20.925		62.775

Plot 6	10.8	5.4		16.2
Total	438.75	219.375	28	686.125

Swimming pool makeup (CMD):- NA

Fire fighting (CMD):-

Sr. No.	Particular	Fire Water tank	
		Number	Capacity (m3)
1.	Main sale buildings	02	200
2.	Rehab buildings	02	200
3.	Plot 1 building	01	150
4.	Plot 2 building	01	150
5.	Plot 3 Building	01	150
6.	Plot 4 building	01	150
7.	Plot 5 building	01	150
8.	Plot 6 building	01	150

Wet Season:

Fresh Water : 438.75 cmd

Particular	Fresh water demand (cmd)
Sale	183.6
Rehab + Plot 1	139.05
Plot 2	12.6
Plot 3	30.15
Plot 4	20.7
Plot 5	41.85
Plot 6	10.8
Total	438.75

Source: Municipal water + Tanker water

Recycled Water to be utilized:- 219.375 cmd

Particular	Flushing	Total
Sale	91.8	91.8
Rehab + Plot 1	69.525	69.525
Plot 2	6.3	6.3
Plot 3	15.075	15.075
Plot 4	10.35	10.35
Plot 5	20.925	20.925
Plot 6	5.4	5.4
Total	219.375	219.375

Total Water Requirement:- 658.13 cmd

Particular	Domestic (cmd)	Flushing (cmd)	Total (cmd)
Sale	183.6	91.8	275.4
Rehab + Plot 1	139.05	69.525	208.575
Plot 2	12.6	6.3	18.9
Plot 3	30.15	15.075	45.225
Plot 4	20.7	10.35	31.05
Plot 5	41.85	20.925	62.775
Plot 6	10.8	5.4	16.2
Total	438.75	219.375	658.13

Swimming pool makeup (CMD):- NA

Fire fighting (CMD):-

Sr. No.	Particular	Fire Water tank	
		Number	Capacity (m3)
1.	Main sale buildings	02	200
2.	Rehab buildings	02	200
3.	Plot 1 building	01	150
4.	Plot 2 building	01	150
5.	Plot 3 Building	01	150
6.	Plot 4 building	01	150
7.	Plot 5 building	01	150
8.	Plot 6 building	01	150

Rain Water Harvesting (RWH)

Level of Ground Water Table : 3.0 m to 5.0 m
Size and no of RWH tank (s) and Quantity:

For Sale building :
Total terrace Area (A) = 3445 sq. mtr.
Peak Rainfall Intensity (B)= 125mm/hr
Total Co-efficient of runoff (C) = 0.95
Total retention / day = 10 minutes/day
Total rain water storage tank / day = AxBxC = 409 cum/hr
Considering 10 min retention = 68 cum/day
Providing 2# compartment for filtration, hence each rain water tank capacity = 65 cum/day (Each)
Total rain water tank capacity = 130 cum/day

For Rehab building :
Total terrace Area (A) = 2560 sq. mtr.
Peak Rainfall Intensity (B)= 125mm/hr
Total Co-efficient of runoff (C) = 0.95
Total retention / day = 10 minutes/day
Total rain water storage tank / day = AxBxC = 304 cum/hr
Considering 10 min retention = 50 cum/day
Providing 2# compartment for filtration, hence each rain water tank capacity = 50 cum/day (Each)
Total rain water tank capacity = 100 cum/day
Location of RWH Tanks: At Basement
Size, nos of recharge pits and Quantity = NA (Since ground water table is 3.0 – 5.0 m)

Budgetary allocation (Capital cost and O&M cost)

	Capital cost (Rs in lakhs)	O&M cost (Rs in lakhs)
Rainwater storage tank	27.6	1.4

Storm Water Drainage

Natural water drainage pattern: drain channel with grating on top
Quantity of storm water : Main Sale & Rehab Plot = 0.117 CUM/hr ; (Size of SWD = 0.6m x1.2mtr)
Plot no. 1 = 0.005 CUM/hr ; (Size of SWD = 0.3m x0.6mtr)
Plot no. 2 = 0.007 CUM/hr ; (Size of SWD = 0.45m x0.6mtr)
Plot no. 3 = 0.0056 CUM/hr ; (Size of SWD = 0.3m x0.6mtr)

<table>
<tr><td></td><td>Plot no. 4 = 0.0066 CUM/hr ; (Size of SWD = 0.45m x0.6mtr)
Plot no. 5 = 0.0073 CUM/hr ; (Size of SWD = 0.45m x0.6mtr)
Plot no. 6 = 0.005 CUM/hr ; (Size of SWD = 0.3m x0.6mtr)</td></tr>
<tr><td>Sewage and Waste Water</td><td>Sewage generation (cmd) :-
Sale: 238.68 cmd
Rehab+ Plot 1 : 180.765 cmd
Plot 2: 16.38 cmd
Plot 3: 39.195 cmd
Plot 4: 26.91 cmd
Plot 5: 54.405 cmd
Plot 6: 14.04 cmd
STP technology:- MBBR Technology
Capacity of STP:-
Sale: 260 cmd
Rehab + Plot 1 : 200 cmd
Plot 2: 20cmd
Plot 3: 50 cmd
Plot 4: 30 cmd
Plot 5: 60 cmd
Plot 6: 15 cmd
Location of STP :-
In part Basement -1 for sale
In part Basement -1 for Rehab
In part Basement -1 for all stand alone building
DG sets (during emergency):-
<table>
<tr><td>Sr. No.</td><td>Particular</td><td>DG sets (Nos. & Capacity in KVA)</td></tr>
<tr><td>1.</td><td>Main Sale building</td><td>1 x 1010</td></tr>
<tr><td>2.</td><td>Rehab building</td><td>1 x 725</td></tr>
<tr><td>3.</td><td>Plot 1 building</td><td>1 x 320</td></tr>
<tr><td>4.</td><td>Plot 2 building</td><td>1 x 320</td></tr>
<tr><td>5.</td><td>Plot 3 building</td><td>1 x 200</td></tr>
<tr><td>6.</td><td>Plot 4 building</td><td>1 x 320</td></tr>
<tr><td>7.</td><td>Plot 5 building</td><td>1 x 320</td></tr>
<tr><td>8.</td><td>Plot 6 building</td><td>1 x 250</td></tr>
</table>
VI. Budgetary allocation (Capital cost and O&M cost):-
<table>
<tr><td></td><td>Capital cost (Rs. in lakhs)</td><td>O&M cost (Rs.in lakhs)</td></tr>
<tr><td>Sewage treatment plant</td><td>Rs. 180 lakhs</td><td>Rs 22 lakhs</td></tr>
</table>
</td></tr>
</table>

<table>
<tr><td>Solid waste Management</td><td>Waste generation in Pre Construction and Construction phase:
Waste Generation :- Debris – 1-3 MT/day
Quantity of Top soil to be preserved : 3520 cum
Disposal of construction way debris: used for filling the plot and maintaining natural slopes.

Waste Generation in Operation Phase:
Dry waste Kg/day:- 1035.94
Wet waste Kg/day:- 1035.94
STP Sludge (Dry sludge) Kg/day : 0.45

Mode of Disposal of Waste :-
Dry waste: - segregation and sale of recyclables, inerts to approved landfill site.
Wet waste: - biodegradable waste to compost.
STP Sludge (Dry sludge): mix with wet waste and convert that into compost
Area Requirement : Location and Total area provided for the treatment and storage of solid waste : 150 sq.m – utility area

Budgetary allocation (Capital cost and O&M cost)
<table><tr><td></td><td>Capital cost (Rs in lakhs)</td><td>O & M cost (Rs in lakhs)</td></tr><tr><td>Solid waste management</td><td>72 lacs</td><td>7.0 lacs</td></tr></table></td></tr>
<tr><td>Green Belt Development</td><td>Total RG area : as per DCR 33(5), 15% deductable mandatory layout RG is not insisted if sufficient 15% RG of the entire MHADA layout is already existed in the layout , however in our case more than 15% mandatory Layout RG. Is already in place within the layout.
RG area other than greenbelt Relocated P. G. :- 8790.00 sq.mts.
RG area under Green Belt: - NIL as per DCR 33(5)

RG on the ground (sq.m): as per DCR 33(5), 15% deductable mandatory layout RG is not insisted if sufficient 15% RG of the entire MHADA layout already exists in the layout, however in our case more than 15% mandatory Layout RG is already in place within the layout.
Pro Rata RG: Appx 4490.85 sq m
Total Green belt on Podium-- Rehab Plot -- 733.26 Sq.m
Sales Plot-- 480.55 Sq.m
Plantation
Number of Tree species to be planted in the ground -RG: 555 Nos
Existing trees to be retained : 53 Nos

Number, size age and species of trees to be cut or transplanted :
Existing trees: 427 nos
Trees to be transplanted: 121 Nos
Trees to be retained: 53 Nos.</td></tr>
</table>

Trees to be cut: 255
Trees to be planted on ground:555
Hence Total no. of trees at ground: 729
IV. Budgetary allocation (Capital cost and O&M cost)

	Capital cost (Rs in lakhs)	O&M cost (Rs in lakhs)
Green belt development	50	3

Energy

Power supply :
Source: Reliance Energy

Sr. No.	Particular	Connected Load (KW)	Maximum Demand Load (KW)
1.	Main Sale buildings	5,872.01	1,762.20
2.	Rchab buildings	4,710.10	1,190.48
3.	Plot 1 building	675.46	186.25
4.	Plot 2 building	694.29	148.63
5.	Plot 3 building	758.69	221.79
6.	Plot 4 building	712.05	201.51
7.	Plot 5 building	949.12	287.22
8.	Plot 6 building	366.98	91.44

- **Energy Saving Measure :**
  - Use of lamps
  - Electronic ballast
  - Timer/sensor
  - CO sensors in basement ventillation
  - Use of hydropenumatic pumping system with VFD
  - Capacitors for common area load
  - Solar lighting
  - **Detailed calculations & % of saving for standalone buildings plot 1, 2,3, 4, 5, 6:**

Building Name	By using energy saving methods KWH/Annum	Energy saving %
Sale	15,40,057.34	10.34
Rehab	9,43,331.87	8.39
Plot1	1,44,574.48	10.4
Plot 2	1,32,281.77	9.79
Plot 3	1,73,128.38	9.81
Plot 4	1,39,628.59	9.24
Plot 5	2,03,840.73	9.17
Plot 6	98,525.23	12.91

Budgetary allocation (Capital cost and O&M cost)

	Capital cost (Rs in lakhs)	O&M cost (Rs in lakhs)

	Energy Saving Devices	58	2

DG Set:

Number and capacity of DG sets to be used:

Sr. No.	Particular	Number and capacity of DG sets in KVA
1.	Main Sale buildings	1 x 1010
2.	Rehab buildings	1 x 725
3.	Plot 1 building	1 x 320
4.	Plot 2 building	1 x 320
5.	Plot 3 building	1 x 200
6.	Plot 4 building	1 x 320
7.	Plot 5 building	1 x 320
8.	Plot 6 building	1 x 250

Type of fuel used : HSD

Traffic Management

Nos. of the junction to the main road 1`nos.
Design of confluence:(T) junction
Parking Details :
Number & area of basement: Rehab 1no. Basement, Main Sale 2nos. Basemcnt. & 14,172.08 sq.m
Number & area of podium : 1 Podium for Rehab, 1 for Main Free Sale & 9949.56 sq.m
Open parking: 17 cars (Surface Parking)
Covered parking: 1033 Cars – 23,208.46 Sq.m
Total parking area: 23,208.46 sq.m
Area per car :
Basement stacked parking
Basement stacked parking nos – 657
Basement parking area – 14,172.08 sq.m
Area per car – 21.67 sq.m/car
Surface covered parking (main sale stilt and 3, 5, 6)
Surface covered parking at stilt nos. – 180
Surface covered parking area at stilt – 5485.19 sq.m
Area per car – 30.47 sq.m/car
Stacked covered parking (rehab stilt & plot 1, 2, 4)
Surface covered stacked parking at stilt nos – 196 nos.
Surface covered parking area at stilt – 3551.19 sq.m
Area per car – 18.12 sq.m/car
2-Wheeler :- Not applicable
4-Wheeler :-1012 nos. required & 1050 nos. provided
Public Transport:
Width of all Internal roads: - 9 m

Environmental Management plan Budgetary Allocation

Construction phase (with Break-up)-

Environment Protection Measure	Capital Cost (Rs. in lakhs)	Recurring Cost per annum (Rs. in lakhs)
Debris/Top soil Management	30	Nil
Transplantation of trees	15	1.0

Toilets for labour + drinking water + first aid arrangement	10	0.5
TOTAL	55	1.5

II. Operation Phase (with Break-up) -

Environment Protection Measure	Capital Cost (Rs. in lakhs)	Recurring Cost per annum (Rs. in lakhs)
Sewage Treatment Plant	180	32
Solid Waste Management	72	7
Rain Water Harvesting	25	0.5
Green Belt	100	5
Energy saving features	58	0.47
TOTAL	435	44.97

Quantum and generation of Corpus fund and commitment:- NA

Responsibility for further O &M : Society will undertake responsibility for O & M

3. The proposal has been considered by SEIAA in its 65th & 70th meetings & 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.

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

(ii) 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.

(iii) "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.

(iv) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.

(v) 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.

(vi) 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.

(vii) 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.

(viii) 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

(ix) 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.

(x) Arrangement shall be made that waste water and storm water do not get mixed.

(xi) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.

(xii) 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.

(xiii) Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.

(xiv) 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.

(xv) 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.

(xvi) 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.

(xvii) 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.

(xviii) 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.

(xix) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.

(xx) 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.

(xxi) 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.

(xxii) 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).

(xxiii) Ready mixed concrete must be used in building construction.

(xxiv) 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.

(xxv) Storm water control and its re-use as per CGWB and BIS standards for various applications.

(xxvi) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.

(xxvii) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.

(xxviii) 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 Environmenent 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.

(xxix) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.

(xxx) 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.

(xxxi) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.

(xxxii) 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.

(xxxiii) 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.

(xxxiv) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement

(xxxv) 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.

(xxxvi) 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.

(xxxvii) 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.

(xxxviii) 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.

(xxxix) 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

(xl) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.

(xli) 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.

(xlii) 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.

(xliii) Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.

(xliv) A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.

(xlv) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.

(xlvi) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.

(xlvii) 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.

(xlviii) 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.

(xlix) 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.

(l) 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.

(li) 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.

(lii) 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.

(liii) 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.

Rajeev

(R.A. Rajeev)
Principal 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, 'Paryavaran Bhawan' CGO Complex, Lodhi Road, New Delhi – 110510

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, MHADA, Bandra (E), Mumbai

10. IA- Division, Monitoring Cell, MoEF, Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi-110003.

11. Select file (TC-3)

(EC uploaded on 05/07/2014)