



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

Environment department,
Room No. 217, 2nd floor,
Mantralaya, Annexe,
Mumbai- 400 032.
Date: October 4, 2019

To,
M/s Omkar Realtors Projects Pvt Ltd.
at Proposed Expansion of Slum Rehabilitation Scheme (SRA) at C.S. No. 1(pt.) , 2(pt.) and 3(pt.) of Lower Parel Division in G/South Ward at G.B. Sakpal Marg and Babu Kamalakant Singh Marg, Dhobighat, Satrasta, Mumbai-400011 for Shree Saibaba Nagar CHS (Prop.) & other 8 Societies by M/s. Omkar Realtors Projects Pvt. Ltd.

Subject: Environment Clearance for Proposed Expansion of Slum Rehabilitation Scheme (SRA) at C.S. No. 1(pt.) , 2(pt.) and 3(pt.) of Lower Parel Division in G/South Ward at G.B. Sakpal Marg and Babu Kamalakant Singh Marg, Dhobighat, Satrasta, Mumbai-400011 for Shree Saibaba Nagar CHS (Prop.) & other 8 Societies by M/s. Omkar Realtors Projects 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 110th 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 176th meetings.

2. It is noted that the proposal is considered by SEAC-II under screening category 8 b B as per EIA Notification 2006.

Brief Information of the project submitted by you is as below :-

1.Name of Project	Proposed Expansion of Slum Rehabilitation Scheme (SRA) at C.S. No. 1(pt.) , 2(pt.) and 3(pt.) of Lower Parel Division in G/South Ward at G.B. Sakpal Marg and Babu Kamalakant Singh Marg, Dhobighat, Satrasta, Mumbai-400011 for Shree Saibaba Nagar CHS (Prop.) & other 8 Societies by M/s. Omkar Realtors Projects Pvt. Ltd.
2.Type of institution	Private
3.Name of Project Proponent	M/s Omkar Realtors Projects Pvt Ltd.
4.Name of Consultant	Building Environment India (Pvt.) Ltd.
5.Type of project	SRA scheme
6.New project/expansion in existing project/modernization/diversification in existing project	Expansion
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	Yes 9th August, 2017
8.Location of the project	Proposed Expansion of Slum Rehabilitation Scheme (SRA) at C.S. No. 1(pt.) , 2(pt.) and 3(pt.) of Lower Parel Division in G/South Ward at G.B. Sakpal Marg and Babu Kamalakant Singh Marg, Dhobighat, Satrasta, Mumbai-400011 for Shree Saibaba Nagar CHS (Prop.) & other 8 Societies by M/s. Omkar Realtors Projects Pvt. Ltd.
9.Taluka	Mumbai
10.Village	Dhobighat
Correspondence Name:	M/s Omkar Realtors Projects Pvt Ltd
Room Number:	NA
Floor:	6th Floor
Building Name:	Omkar House
Road/Street Name:	Opp. Sion- Chunnabhatti Signal

SEIAA Meeting No: 176 Meeting Date: September 27, 2019 (
SEIAA-STATEMENT-000001874)
SEIAA-MINUTES-000002587
SEIAA-EC-000002035

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Shri. Anil Diggikar (Member
Secretary SEIAA)

Locality:	Off Eastern Express Highway
City:	Sion (E)-400022 Mumbai, Maharashtra
11. Whether in Corporation / Municipal / other area	Yes Municipal Corporation of Greater Mumbai
12. IOD/IOA/Concession/Plan Approval Number	Rehab Building No.1: u/no. SRA/ENG./3253/GS/ML/AP dated 05.02.2018 Rehab Building No.2: u/no. SRA/ENG./3810/GS/ML/AP dated 14.06.2018 Sale Building No.1: u/no. SRA/ENG./3809/GS/ML/AP dated 14.06.2018 IOD/IOA/Concession/Plan Approval Number: Rehab Building No.1: u/no. SRA/ENG./3253/GS/ML/AP dated 05.02.2018 Rehab Building No.2: u/no. SRA/ENG./3810/GS/ML/AP dated 14.06.2018 Sale Building No.1: u/no. SRA/ENG./3809/GS/ML/AP dated 14.06.2018 Approved Built-up Area: 163182.34
13. Note on the initiated work (If applicable)	Work has been initiated as per Prior Environmental clearance received dtd. 9th August, 2017
14. LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	Rehab Building No.1: u/no. SRA/ENG./3253/GS/ML/AP dated 05.02.2018 Rehab Building No.2: u/no. SRA/ENG./3810/GS/ML/AP dated 14.06.2018 Sale Building No.1: u/no. SRA/ENG./3809/GS/ML/AP dated 14.06.2018
15. Total Plot Area (sq. m.)	47593.57 Sq. mt.
16. Deductions	9836.73 Sq. mt.
17. Net Plot area	37756.84 Sq. mt.
18 (a). Proposed Built-up Area (FSI & Non-FSI)	FSI area (sq. m.): 3,14,251.35 sq. mt Non FSI area (sq. m.): 4,28,793.16 sq. mt Total BUA area (sq. m.): 743044.51
18 (b). Approved Built up area as per DCR	Approved FSI area (sq. m.): 1,63,182.34 Approved Non FSI area (sq. m.): 2,82,189.60 Date of Approval: 14-06-2018
19. Total ground coverage (m2)	24102.94 Sq. mt.
20. Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	59.61%
21. Estimated cost of the project	37360000000

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22. Production Details

Serial Number	Product	Existing (MT/M)	Proposed (MT/M)	Total (MT/M)
1	Not applicable	Not applicable	Not applicable	Not applicable

23. Total Water Requirement

Dry season:	Source of water	MCGM/STP Treated Water
	Fresh water (CMD):	Rehab-1:1352 Rehab-2:79 Sale-1:824 Sale-2:342 Total:2597
	Recycled water - Flushing (CMD):	Rehab-1:684 Rehab-2:42 Sale-1:355 Sale-2:171 Total:1252
	Recycled water - Gardening (CMD):	Rehab-1:36 Rehab-2:11 Sale-1:43 Sale-2:3 Total:93
	Swimming pool make up (Cum):	Rehab-1: -- Rehab-2: -- Sale-1:46 Sale-2: -- Total:46
	Total Water Requirement (CMD) :	Rehab-1:2073 Rehab-2:132 Sale-1:1268 Sale-2:516 Total:3989
	Fire fighting - Underground water tank(CMD):	as per Fire NOC
	Fire fighting - Overhead water tank(CMD):	as per Fire NOC
	Excess treated water	Rehab-1:1087 Rehab-2:52 Sale-1:537 Sale-2:304 Total:1979
Wet season:	Source of water	MCGM/STP Treated Water/RWH
	Fresh water (CMD):	Rehab-1:1352 Rehab-2:79 Sale-1:824 Sale-2:342 Total:2597
	Recycled water - Flushing (CMD):	Rehab-1:684 Rehab-2:42 Sale-1:355 Sale-2:171 Total:1252
	Recycled water - Gardening (CMD):	Rehab-1: Nil Rehab-2: Nil Sale-1: Nil Sale-2: Nil Total: Nil
	Swimming pool make up (Cum):	Rehab-1:-- Rehab-2:-- Sale-1:46 Sale-2:-- Total:46
	Total Water Requirement (CMD) :	Rehab-1:2036 Rehab-2:121 Sale-1:1225 Sale-2:513 Total:3895
	Fire fighting - Underground water tank(CMD):	as per Fire NOC
	Fire fighting - Overhead water tank(CMD):	as per Fire NOC
	Excess treated water	Rehab-1:1123 Rehab-2:63 Sale-1:580 Sale-2:307 Total:2072
Details of Swimming pool (If any)	Make up water: 46 m3	

24.Details of Total water consumed

Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
	Existing	Proposed	Total	Existing	Proposed	Total	Existing	Proposed	Total
Domestic	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

25.Rain Water Harvesting (RWH)	Level of the Ground water table:	2 - 3 m below ground level
	Size and no of RWH tank(s) and Quantity:	Rehab 1: 2 Nos. of RWH Tank (Capacity: 175+80=255 KLD) Rehab 2: 1 No. of RWH Tank (Capacity: 18 KLD) Sale 1: 3 Nos. of RWH Tank (Capacity: Tower 1: 187 KLD, Tower 2: 120 KLD, Tower 3: 130 KLD) Sale 2: 1 No. of RWH Tank (Capacity: 68 KLD)
	Location of the RWH tank(s):	Rehab 1: Below Ground Rehab 2: Below Ground Sale 1: Basement 2 Sale 2: Basement 1
	Quantity of recharge pits:	Nil
	Size of recharge pits :	NA
	Budgetary allocation (Capital cost) :	Rehab 1: 35 Lakhs Rehab 2: 2 Lakhs Sale 1: 23 Lakhs Sale 2: 13.5 Lakhs
	Budgetary allocation (O & M cost) :	Rehab 1: 3.5 Lakhs/year Rehab 2: 0.2 Lakhs/year Sale 1: 2.3 Lakhs/year Sale 2: 1.0 Lakhs/year
	Details of UGT tanks if any :	---

26.Storm water drainage	Natural water drainage pattern:	The arrangement for disposal of SW through and from the plot as per the remarks of SW department, MCGM
	Quantity of storm water:	Total Runoff for Rehab 1: 0.21 Cum/sec, Total Runoff for Rehab 2: 0.12 Cum/sec, Total Runoff for Sale: 0.22 Cum/sec
	Size of SWD:	Carrying capacity of drain - 0.281 Cum/sec

27.Sewage and Waste water	Sewage generation in KLD:	Rehab-1:1901 Rehab-2:113 Sale-1:1038 Sale-2:479 Total:3530
	STP technology:	MBBR
	Capacity of STP (CMD):	Rehab Building 1: 1 STP of capacity 1900 KLD Rehab Building 2: 1 STP of capacity 115 KLD Sale Building 1: 1 STP of capacity 1068 KLD Sale Building 2: 1 STP of capacity 530 KLD
	Location & area of the STP:	Rehab 1: Below Ground Rehab 2: Below Ground Sale 1: Basement 1 Sale 2: Basement 1
	Budgetary allocation (Capital cost):	Rehab 1: 1400 Lakhs Rehab 2: 96 Lakhs Sale 1: 1600 Lakhs Sale 2: 795 Lakhs
	Budgetary allocation (O & M cost):	Rehab 1: 140 Lakhs/year Rehab 2: 9.6 Lakhs/year Sale 1: 160 Lakhs/year Sale 2: 7.95 Lakhs/year

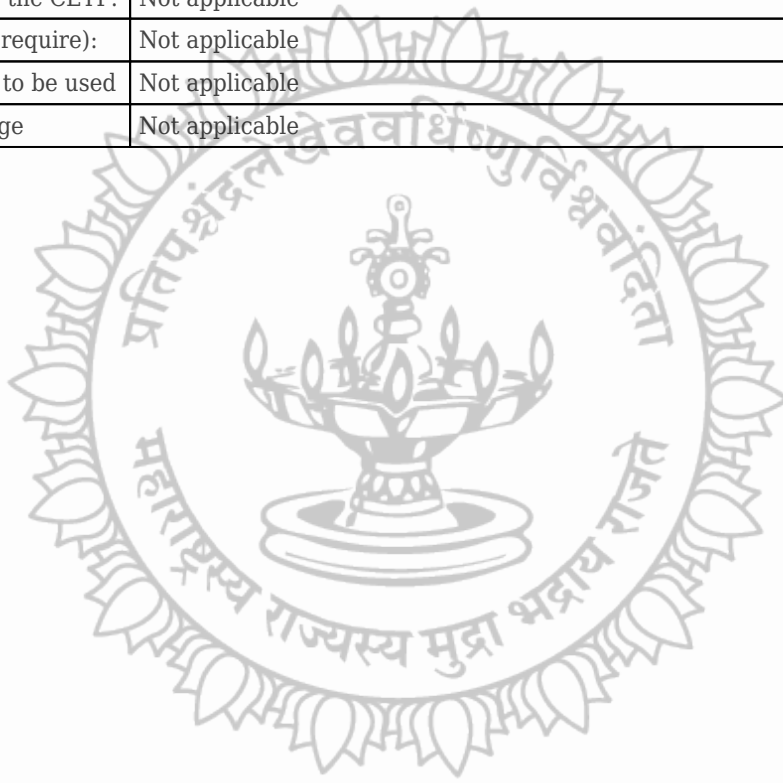
28.Solid waste Management

Waste generation in the Pre Construction and Construction phase:	Waste generation:	Demolition Waste :1,47,64,588 KG Construction Waste: 3,71,52,225.5 Kg
	Disposal of the construction waste debris:	Construction waste will be disposed according to C&D waste rules 2016
Waste generation in the operation Phase:	Dry waste:	Rehab-1:3079 Kg/day Rehab-2:177 Kg/day Sale-1:2577 Kg/day Sale-2:708 Kg/day Total:6541 Kg/day
	Wet waste:	Rehab-1: 4747 Kg/day Rehab-2:276 Kg/day Sale-1:1718 Kg/day Sale-2:1100 Kg/day Total: 6172 Kg/day
	Hazardous waste:	Waste oil from DG sets
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	Rehab 1: 116 Kg/day Rehab 2: 7 Kg/day Sale 1: Kg/day Sale 2: 27 Kg/day
	Others if any:	NA
Mode of Disposal of waste:	Dry waste:	Will be disposed through recyclers
	Wet waste:	Will be treated in OWC
	Hazardous waste:	waste oil from DG sets
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	After treatment in OWC will be used as soil conditioner
	Others if any:	Shall be given to vendors
Area requirement:	Location(s):	Rehab Building no. 1: Ground Rehab Building no. 2: Ground Sale Building no. 1 (Tower 1, 2 & 3): Ground Sale Building no.2: Ground
	Area for the storage of waste & other material:	--
	Area for machinery:	Rehab: 100 sq.m Sale: 150 sq.m
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	Rehab 1: 100 Lakhs Rehab 2: 11 Lakhs Sale 1: 60 Lakhs Sale 2: 44 Lakhs
	O & M cost:	Rehab 1: 10 Lakhs/year Rehab 2: 1.1 Lakhs/year Sale 1: 6.0 Lakhs/year Sale 2: 4.4 Lakhs/year

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29. Effluent Characteristics

Serial Number	Parameters	Unit	Inlet Effluent Characteristics	Outlet Effluent Characteristics	Effluent discharge standards (MPCB)
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Amount of effluent generation (CMD):		Not applicable			
Capacity of the ETP:		Not applicable			
Amount of treated effluent recycled :		Not applicable			
Amount of water send to the CETP:		Not applicable			
Membership of CETP (if require):		Not applicable			
Note on ETP technology to be used		Not applicable			
Disposal of the ETP sludge		Not applicable			



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30. Hazardous Waste Details

Serial Number	Description	Cat	UOM	Existing	Proposed	Total	Method of Disposal
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

31. Stacks emission Details

Serial Number	Section & units	Fuel Used with Quantity	Stack No.	Height from ground level (m)	Internal diameter (m)	Temp. of Exhaust Gases
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

32. Details of Fuel to be used

Serial Number	Type of Fuel	Existing	Proposed	Total
1	Not applicable	Not applicable	Not applicable	Not applicable

33. Source of Fuel: Not applicable

34. Mode of Transportation of fuel to site: Not applicable

35. Energy

Power requirement:	Source of power supply :	BEST
	During Construction Phase: (Demand Load)	100kVA
	DG set as Power back-up during construction phase	as per requirement
	During Operation phase (Connected load):	Rehab Building No. 1: 21142 KW Rehab Building No. 2: 1346 KW Sale Building No. 1 (Tower 1, 2 & 3): 41123 KW Sale Building No. 2: 11283 KW
	During Operation phase (Demand load):	Rehab Building No. 1: 13090 KW Rehab Building No. 2: 854 KW Sale Building No. 1 (Tower 1, 2 & 3): 17199 KW Sale Building No. 2: 6879 KW
	Transformer:	--
	DG set as Power back-up during operation phase:	Rehab Building No.: 1*1500 kVA Rehab Building No. 2: 1*250 kVA Sale Building No. 1: Tower 1: 1*2500 kVA Tower 2: 1*2500 kVA Tower 3: 1*2500 kVA Sale Building No. 2 1*800 kVA
	Fuel used:	High Speed Diesel (HSD)
Details of high tension line passing through the plot if any:	NA	

Energy saving by non-conventional method:

Saving Due to Grid Connected Solar Lighting
 Saving Due to Grid Connected Solar Power
 Saving External Lightng on Solar

36. Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
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1	Rehab Bldg.1	7 %
2	Rehab Bldg.2	7%
3	Sale Bldg.1	1 %
4	Sale Bldg.2	3 %

37.Details of pollution control Systems

Source	Existing pollution control system	Proposed to be installed
Water	Not applicable	STP
Soil and Land	Not applicable	OWC

Budgetary allocation (Capital cost and O&M cost):	Capital cost:	R1: 110, R2: 60, S1 :80, S2: 60
	O & M cost:	R1: 1.1, R2: 0.6, S1: 0.8, S2: 0.6

38.Environmental Management plan Budgetary Allocation

a) Construction phase (with Break-up):

Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)
1	Air Environment	Water Sprinkling System	Capital Cost (in Lacs) : ---- & O& M Cost (In Lacs/Year) :0.8
2	Water Environment	Water for construction works and mobile toilets.	Capital Cost (in Lacs) : ---- & O& M Cost (In Lacs/Year) :1.8
3	Noise Environment	Site Barricading	Capital Cost (in Lacs) : 3.6 & O& M Cost (In Lacs/Year) :----
4	Land environment	Mobile STP	Capital Cost (in Lacs) : 4 & O& M Cost (In Lacs/Year) : 0.6
5	Socio- economic environment	Disinfection- pest control	Capital Cost (in Lacs) : ---- & O& M Cost (In Lacs/Year) : 0.24
6	Socio- economic environment	first aid facilities	Capital Cost (in Lacs) : 0.36 & O& M Cost (In Lacs/Year) : -- --
7	Socio- economic environment	Health check up	Capital Cost (in Lacs) : ---- & O& M Cost (In Lacs/Year) : 0.28
8	Socio- economic environment	Personal protective equipment	Capital Cost (in Lacs) : 2 & O& M Cost (In Lacs/Year) : 0.20
9	External infrastructure	Laydown of sewerline upto municipal existing sewerline	Capital Cost (in Lacs) : 2 & O& M Cost (In Lacs/Year) : ----
10	Total Cost	--	Capital Cost (in Lacs) : 11.96 & O& M Cost (In Lacs/Year) : 3.92

b) Operation Phase (with Break-up):

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	RWH	--	R1: 35, R2: 2, S1: 23, S2: 13.5	R1: 3.5, R2: 0.2, S1: 2.3, S2: 1.0
2	OWC	--	R1: 100, R2: 11, S1: 60, S2: 44	R1: 10, R2: 1.1, S1: 0.6, S2: 4.4
3	STP	--	R1: 1400, R2: 96, S1: 1600, S2: 795	R1: 140, R2: 9.6, S1: 160, S2: 7.95
4	Energy	--	R1: 110, R2: 60, S1: 80, S2: 60	R1: 1.1, R2: .06, S1: 0.8, S2: 0.6
5	Total	--	R1: 645, R2: 169, S1: 1763, S2: 912.5	R1: 154.6, R2: 11.5, S1: 169.1 S2: 13.95

6	Landscaping	---	55.00	10.89
7	Total	--	4544.5	360.04

39.Storage of chemicals (inflammable/explosive/hazardous/toxic substances)

Description	Status	Location	Storage Capacity in MT	Maximum Quantity of Storage at any point of time in MT	Consumption / Month in MT	Source of Supply	Means of transportation
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

40.Any Other Information

No Information Available



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	CRZ/ RRZ clearance obtain, if any:	NA
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	NA
	Category as per schedule of EIA Notification sheet	8 b B
	Court cases pending if any	There are no court cases pending with respect to environmental compliance.
	Other Relevant Informations	The details provided are as per the full potential of the project anticipating the future expansions.
	Have you previously submitted Application online on MOEF Website.	Yes
	Date of online submission	24-10-2017

3. The proposal has been considered by SEIAA in its 176th 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:

Specific Conditions:

I	As agreed by PP, PP to ensure that, the demolition waste, and concrete debris to be recycled for making paver blocks and use these to the extent possible in the project itself.
II	PP to ensure that proposed STP should be on ground as shown during the presentation with minimum 40% openness to sky for adequate ventilation.
III	PP to explore the possibility to develop the "miyawaki forest" in RG area of the project.
IV	The PP to get NOC from competent authority with reference to Thane creek flamingo sanctuary if the project site falls within 10 Km radius from the said sanctuary boundary. The planning authority to ensure fulfilment of this condition before granting CC.
V	PP to submit CER prescribed by MoEF&CC circular dated 1.5.2018 relevant to the area and people around the project. The specific activities to be undertaken under CER to be carried out in consultation with Municipal Corporation or collector or Environment Department.
VI	PP to upload revise traffic circulation analysis report and to ensure that evacuation time should not be more than 23 minutes.
VII	PP to ensure that STP is 40 % open to sky and there should be forced ventilation for the STP.
VIII	PP to ensure that the ratio of tree plantation as per the DCR rules.
IX	PP to submit CER plan to Municipal Commissioner/District Collector and submit the acknowledgement to Member Secretary, SEIAA.
X	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF & CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
XI	SEIAA decided to grant EC for - FSI: 314251.35 m2, Non-FSI: 428793.16 m2 and Total BUA: 743044.51 m2 (IOD/Plan Approval no-SRA/ED/OW/2019/23500, Date- 22.05.2019)

General Conditions:

I	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
II	The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
III	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.

IV	PP has to abide by the conditions stipulated by SEAC& SEIAA.
V	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.
VI	If applicable 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.
VII	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
VIII	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.
IX	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.
X	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.
XI	Arrangement shall be made that waste water and storm water do not get mixed.
XII	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
XIII	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.
XIV	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
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	Storm water control and its re-use as per CGWB and BIS standards for various applications.
XXV	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
XXVI	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
XXVII	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.

XXVIII	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.
XXIX	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
XXX	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.
XXXI	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.
XXXII	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
XXXIII	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.
XXXIV	Diesel power generating sets proposed as source of backup 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.
XXXV	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.
XXXVI	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.
XXXVII	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.
XXXVIII	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
XXXIX	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.
XL	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.
XLI	Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.
XLII	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.
XLIII	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.
XLIV	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
XLV	A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
XLVI	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
XLVII	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
XLVIII	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.

XLIX	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 .
L	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.
LI	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.
LII	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 , NO _x (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.
LIII	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.
LIV	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.



Government of Maharashtra

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 Environment 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 as per EIA Notification, 2006, and amendments by 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 Environment 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.


Shri. Anil Diggikar (Member Secretary SEIAA)

Copy to:

1. SHRI JOHNY JOSEPH, CHAIRMAN-SEIAA
2. SHRI UMAKANT DANGAT, CHAIRMAN-SEAC-I
3. SHRI M.M.ADTANI, CHAIRMAN-SEAC-II
4. SHRI ANIL .D. KALE. CHAIRMAN SEAC-III
5. SECRETARY MOEF & CC
6. IA- DIVISION MOEF & CC
7. MEMBER SECRETARY MAHARASHTRA POLLUTION CONTROL BOARD MUMBAI
8. REGIONAL OFFICE MOEF & CC NAGPUR
9. MUNICIPAL COMMISSIONER MUMBAI
10. MUNICIPAL COMMISSIONER NAVI MUMBAI
11. REGIONAL OFFICE MPCB MUMBAI
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13. REGIONAL OFFICE MIDC ANDHERI
14. REGIONAL OFFICE MIDC KOPER KHAIRANE NAVI MUMBAI
15. MAHARASHTRA STATE ELECTRICITY DISTRIBUTION CO. LTD
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17. COLLECTOR OFFICE MUMBAI SUB-URBAN