



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

Environment department,
Room No. 217, 2nd floor,
Mantralaya, Annexe,
Mumbai- 400 032.
Date: July 23, 2019

To,
M/s. Prakhhyat Dwellings LLP
at S. Nos. 128/3, 129/1, 129/2 of Village Temghar & S. Nos. 40/1P, 40/2/2, 40/3/2, 40/4, 40/9, 40/5, 40/6, 40/7, 40/8, 40/10, 40/11, 40/12, 40/13/1P, 40/13/2, 42, 43/1, 43/2, 43/3, 44/1P, 44/2P, 44/2P, 44/2P, 44/3/1, 44/3/2, 44/4, 44/5, 44/6, 45/1, 45/2P, 45/3P, 45/4, 45/5, 45/6, 45/7, 45/8, 45/9, 45/12, 58/6, 58/7/1, 58/7/2, 58/8, 58/9, 58/11, 58/12, 58/13, 58/14, 58/16, 58/17, 58/18, 58/19, 58/20, 58/21, 58/22, 83/3, 83/4, 83/6, 83/7, 83/9, 84/1 of Village Bhadvad

Subject: Environment Clearance for Environment Clearance for Residential Project with Retail shops at Village Temghar and Bhadvad, Taluka - Bhiwandi, District - Thane, Maharashtra

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 97th 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 170th meetings.

2. It is noted that the proposal is considered by SEAC-II under screening category 8(b) B1 as per EIA Notification 2006.

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

1.Name of Project	"Residential Project with Retail shops"
2.Type of institution	Private
3.Name of Project Proponent	M/s. Prakhhyat Dwellings LLP
4.Name of Consultant	M/s. Ultra-Tech
5.Type of project	Housing project
6.New project/expansion in existing project/modernization/diversification in existing project	New project
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	Not applicable
8.Location of the project	S. Nos. 128/3, 129/1, 129/2 of Village Temghar & S. Nos. 40/1P, 40/2/2, 40/3/2, 40/4, 40/9, 40/5, 40/6, 40/7, 40/8, 40/10, 40/11, 40/12, 40/13/1P, 40/13/2, 42, 43/1, 43/2, 43/3, 44/1P, 44/2P, 44/2P, 44/2P, 44/3/1, 44/3/2, 44/4, 44/5, 44/6, 45/1, 45/2P, 45/3P, 45/4, 45/5, 45/6, 45/7, 45/8, 45/9, 45/12, 58/6, 58/7/1, 58/7/2, 58/8, 58/9, 58/11, 58/12, 58/13, 58/14, 58/16, 58/17, 58/18, 58/19, 58/20, 58/21, 58/22, 83/3, 83/4, 83/6, 83/7, 83/9, 84/1 of Village Bhadvad
9.Taluka	Bhiwandi
10.Village	Bhadvad & Temghar
Correspondence Name:	Mr. Sandeep Bagla (Partner) & Mr. Rakesh Jain
Room Number:	803/804
Floor:	---
Building Name:	Silver Court, BPS Compound
Road/Street Name:	Devidayal Road
Locality:	Mulund (West)
City:	Mumbai-400080

SEIAA Meeting No: 170 Meeting Date: July 15, 2019 (SEIAA-STATEMENT-0000001890)
SEIAA-MINUTES-0000002302
SEIAA-EC-0000001901

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Shri. Anil Diggikar (Member Secretary SEIAA)

11. Whether in Corporation / Municipal / other area	Local Planning Authority: Bhiwandi-Nizampur City Municipal Corporation (BNCMC)
12. IOD/IOA/Concession/Plan Approval Number	Application done on dated 27.04.2017
	IOD/IOA/Concession/Plan Approval Number: --
	Approved Built-up Area:
13. Note on the initiated work (If applicable)	NA
14. LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	NA
15. Total Plot Area (sq. m.)	89,050.00 Sq.mt.
16. Deductions	7,741.10 Sq.mt.
17. Net Plot area	81,308.90 Sq.mt.
18 (a). Proposed Built-up Area (FSI & Non-FSI)	FSI area (sq. m.): 1,62,615.00 Sq.mt.
	Non FSI area (sq. m.): 1,09,759.00 Sq.mt.
	Total BUA area (sq. m.): 272374.00
18 (b). Approved Built up area as per DCR	Approved FSI area (sq. m.): 0 Sq.mt.
	Approved Non FSI area (sq. m.): 0 Sq.mt.
	Date of Approval: 27-04-2017
19. Total ground coverage (m2)	13,617.00 Sq.mt.
20. Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	17 %
21. Estimated cost of the project	6000000000

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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	BNCCM/ Tanker water for Swimming pool make up		
	Fresh water (CMD):	From BNCCM - 1215 KLD		
	Recycled water - Flushing (CMD):	610 KLD		
	Recycled water - Gardening (CMD):	152 KLD		
	Swimming pool make up (Cum):	10 KLD		
	Total Water Requirement (CMD) :	1987 KLD		
	Fire fighting - Underground water tank(CMD):	1000 KL		
	Fire fighting - Overhead water tank(CMD):	185 KL		
	Excess treated water	660 KLD		
Wet season:	Source of water	BNCCM/ Tanker water for Swimming pool make up/RWH		
	Fresh water (CMD):	From BNCCM - 1124 KLD & From RWH - 91 KLD)		
	Recycled water - Flushing (CMD):	610 KLD		
	Recycled water - Gardening (CMD):	NA		
	Swimming pool make up (Cum):	10 KLD		
	Total Water Requirement (CMD) :	1835 KLD		
	Fire fighting - Underground water tank(CMD):	1000 KL		
	Fire fighting - Overhead water tank(CMD):	185 KL		
	Excess treated water	812 KLD		
Details of Swimming pool (If any)		Swimming pool of 715 Cum		

24.Details of Total water consumed									
Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
Water Requirement	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:		0.8 to 1.9 mt. below ground level						
	Size and no of RWH tank(s) and Quantity:		5 Nos. of RWH tanks of total capacity 410 KL						
	Location of the RWH tank(s):		Underground						
	Quantity of recharge pits:		6 Nos. of recharge pits						
	Size of recharge pits :		--						
	Budgetary allocation (Capital cost) :		Rs. 56.00 Lacs						
	Budgetary allocation (O & M cost) :		Rs. 2.33 Lacs/annum						
	Details of UGT tanks if any :		Location of UG tanks: Underground						
26.Storm water drainage	Natural water drainage pattern:		The storm water collected through the storm water drains of adequate capacity will be discharged in to the external storm water drain						
	Quantity of storm water:		1.87 m3/sec						
	Size of SWD:		2.06 m3/sec						
27.Sewage and Waste water	Sewage generation in KLD:		1580 KLD						
	STP technology:		Moving Bed Bio Reactor (MBBR)						
	Capacity of STP (CMD):		Tower 1 to 4 - 390 KL ; Tower 5 to 9 - 500 KL ; Tower 10 to 14 - 450 KL ; Tower 15 & 16 & Retail Shops - 200 KL ; Tower 17 & 18 - 200 KL ; Total -1740 KL						
	Location & area of the STP:		Tower 1 to 4 - Basement (Area: 335 Sq.mt.) ; Tower 5 to 9 - Basement (Area: 481 Sq.mt.) ; Tower 10 to 14 - Basement (Area: 415 Sq.mt.) ; Tower 15 & 16 & Retail Shops - Basement (Area: 171 Sq.mt.) ; Tower 17 & 18 - Underground (Area: 175 Sq.mt)						
	Budgetary allocation (Capital cost):		Rs. 391.38 Lacs						
	Budgetary allocation (O & M cost):		Rs. 82.69 Lacs/annum						

28.Solid waste Management

Waste generation in the Pre Construction and Construction phase:	Waste generation:	Excavation earth material (100000 cum) shall be partly reused (500 cum) on site and partly shall be disposed (95000 cu.m) to authorized landfill sites.
	Disposal of the construction waste debris:	Construction waste shall be partly reused on the site and partly will be disposed to the authorized landfill site
Waste generation in the operation Phase:	Dry waste:	3642 kg/day
	Wet waste:	2427 kg/day
	Hazardous waste:	Not Applicable
	Biomedical waste (If applicable):	Not Applicable
	STP Sludge (Dry sludge):	237 kg/day
	Others if any:	Not Applicable
Mode of Disposal of waste:	Dry waste:	To BNCMC
	Wet waste:	Composting in Organic Waste Converter
	Hazardous waste:	Not Applicable
	Biomedical waste (If applicable):	Not Applicable
	STP Sludge (Dry sludge):	Will be used as manure
	Others if any:	Not Applicable
Area requirement:	Location(s):	Ground
	Area for the storage of waste & other material:	180 Sq. mt.
	Area for machinery:	48 Sq. mt.
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	Rs. 36 Lacs
	O & M cost:	Rs. 11.23 Lacs/annum

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29.Effluent Charecterestics					
Serial Number	Parameters	Unit	Inlet Effluent Charecterestics	Outlet Effluent Charecterestics	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	DG Set	--	--	--	--	--

32.Details of Fuel to be used				
Serial Number	Type of Fuel	Existing	Proposed	Total
1	HSD	--	--	--

33.Source of Fuel	Not applicable
34.Mode of Transportation of fuel to site	Not applicable

35.Energy		
Power requirement:	Source of power supply :	Torrent Power Ltd.
	During Construction Phase: (Demand Load)	100 KW
	DG set as Power back-up during construction phase	As per requirement
	During Operation phase (Connected load):	48 MW
	During Operation phase (Demand load):	13 MW
	Transformer:	Substation-1: 4#1000 kVA ; Substation-2: 5#1000 kVA ; Substation-3: 5#1000 kVA ; Substation-4: 4#1000 kVA ; Total project - 18 No's 1000 kVA transformers.
	DG set as Power back-up during operation phase:	4 nos. D.G sets of capacity 600 kVA each
	Fuel used:	HSD
	Details of high tension line passing through the plot if any:	NA

Energy saving by non-conventional method:
External lighting Using Solar Lights. Use of Energy efficient Lights / Chokes. Plumbing, Fire & Ventilation with energy efficient motors. Lifts with V3F drive and Regenerative type. Use of solar hot water. All vertical fenestration will be as per ECBC.

36.Detail calculations & % of saving:				
Serial Number	Energy Conservation Measures		Saving %	
1	Overall energy saving		18%	
37.Details of pollution control Systems				
Source	Existing pollution control system		Proposed to be installed	
Sewage	Not applicable		STP	
Solid waste	Not applicable		Organic Waste Converter	
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	Rs. 235 Lacs		
	O & M cost:	Rs. 2.75 Lacs/annum		
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 for Dust Suppression	21.60	
2	Air Environment	Air and Noise Monitoring: On site Sensors	15.00	
3	Air Environment	Air and Noise Monitoring: By outside MoEF & CC Approved Laboratory	6.60	
4	Water Environment	Wastewater monitoring	1.80	
5	Land Environment	Site Sanitation	5.00	
6	Health & Hygiene	Disinfection- Pest Control	12.00	
7	Health & Hygiene	Health Check-up of workers	45.00	
8	Cost towards Disaster Management	--	1100.00	
b) Operation Phase (with Break-up):				
Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	AIR & NOISE ENVIRONMENT - Ambient Air quality & Noise Monitoring:	On site sensors	No set up cost is involved as already considered Construction Phase	0.50
2	AIR & NOISE ENVIRONMENT - Ambient Air quality & Noise Monitoring:	By outside MoEF & CC Approved Laboratory	No set up cost is involved	0.44
3	AIR & NOISE ENVIRONMENT - Cost for DG Stack Exhaust Monitoring	4 nos. of stacks	No set up cost is involved	0.19

4	AIR & NOISE ENVIRONMENT - Cost for Plantation	21,700 Sq.mt. of RG area on ground	119.35	1.20
5	WATER ENVIRONMENT - Waste water treatment	Cost for sewage Treatment Plant	301.38	77.69
6	WATER ENVIRONMENT - Cost for water & waste water Monitoring	On site sensors	90.00	5.00
7	WATER ENVIRONMENT - Cost for water & waste water Monitoring	By outside MoEF & CC Approved Laboratory	No set up cost is involved	0.14
8	WATER ENVIRONMENT - Water Conservation (Rain Water Harvesting System)	Cost for RWH tanks	41.00	2.05
9	WATER ENVIRONMENT - Water Conservation (Rain Water Harvesting System)	Cost for treatment unit for Rain Water collected in tanks	15.00	0.05
10	WATER ENVIRONMENT - Water Conservation (Rain Water Harvesting System)	Cost for Rainwater Monitoring	No set up cost is involved	0.23
11	LAND ENVIRONMENT - Solid Waste Management	Cost for Treatment of biodegradable garbage in OWC	36.00	11.23
12	LAND ENVIRONMENT - Solid Waste Management	Environmental Monitoring	No set up cost is involved	0.32
13	ENERGY CONSERVATION - Use of renewable energy	Solar PV panels	235.00	2.75
14	Cost towards disaster management	--	1096.00	36.20

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

	CRZ/ RRZ clearance obtain, if any:	Not Applicable
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	Tungareshwar Wildlife Sanctuary: Approx. 10.00
	Category as per schedule of EIA Notification sheet	8(b) B1
	Court cases pending if any	Not Applicable
	Other Relevant Informations	--
	Have you previously submitted Application online on MOEF Website.	Yes
	Date of online submission	26-11-2018

3. The proposal has been considered by SEIAA in its 170th 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	PP to ensure that no possession shall be given before completion of the sewer lines and permission for the connection to the same by the competent authority. Local body to ensure the same. Local body to also ensure that no commencement & occupation certificate is given to the project until sewer lines and storm water is developed and connected to the project.
II	As agreed by PP, BoD should be less than 5
III	PP to submit the detail storm water drain calculations which clearly stating that the capacity of drains is adequate. Also PP to submit the NoC from local planning authority for the same.
IV	The project considered out of turn on the basis of PMAY project. PP to submit self-declaration clearly specifying project is part of the PMAY scheme of Housing Department.
V	PP to submit & upload the design & cross section of STPs indicating 50% area open to sky for adequate ventilation
VI	PP to submit NoC from local planning Authority regarding demolition & debris disposal /waste as per Construction and Demolition Waste Management Rules 2016
VII	As agreed by PP, PP to ensure that the excavated soil will be used in on site itself.
VIII	PP to submit the NoC from National Board for Wildlife (NBWL)/ State Board for Wildlife (SBWL), if applicable.
IX	PP to submit comparative statement regarding assessment of Environment Impact as per earlier EIA, Actual and impact due to proposed expansion. PP to also submit the mitigation measures for the same.
X	PP to submit Traffic analysis, Ventilation analysis, Shadow analysis, wind analysis report and measures to reduce heat island effect.
XI	PP to submit project specific DMP
XII	PP to submit & upload the design & cross section of STPs indicating 40% area open to sky for adequate ventilation.
XIII	PP to ensure that RG required is as per the norms and should be on Mother Earth.
XIV	PP to submit CER as per MoEF&CC circular dated 1.5.2018 relevant to the area and people around the project.
XV	PP to submit the NoC for Storm Water drains. PP to ensure that no possession shall be given before completion of the sewer lines and permission for the connection to the same by the competent authority. Local body to ensure the same. Local body to also ensure that no commencement & occupation certificate is given to the project until sewer lines and storm water is developed and connected to the project.
XVI	PP to provide 50% of ventilation to STP by providing grill to the top of MBBR tank & settler tank & shed above on it so that rain water will not be mixed in STP tanks.

XVII	PP to upload State Board for Wildlife (SBWL)/ National Board for Wildlife (NBWL) NoC and PP to abide all the conditions stipulated in the same.
XVIII	PP to ensure that proposed DP road 18 Mt wide road situated at NW & 24 Mt wide road also should be constructed before applying for OC to Local body to ensure that no Occupation Certificate is given to the project until above roads are developed as accessibility established to the project.
XIX	PP to upload data length used for daylight, shadow & wind analysis. Also upload the table stating number of flats receiving direct sunlight & number of flats receiving diffused sunlight.
XX	PP to submit CER of 1 % prescribed by MoEF&CC circular dated 1.5.2018 relevant to the area and people around the project. The specific activities to be undertake under CER to be get approved from collector/ local body or Environment Department.
XXI	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.
XXII	PP to submit CER plan to Municipal Commissioner, and submit the acknowledgement copy to Member Secretary, SEIAA.
XXIII	SEIAA decided to grant EC for: FSI: 78961.66 m2, Non FSI: 54680.64 m2 & Total BUA: 133642.30m2. (IOD no.1749. Approval Date-10.06.2019)

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 be 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.

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:

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2. IA- DIVISION MOEF & CC
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5. MUNICIPAL COMMISSIONER THANE
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