STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

Environment department,
Room No. 217, 2nd floor,
Mantralaya, Annexe,
Mumbai- 400 032.
Date:July 30, 2021

To,
M/s. Unique Shanti Neminath Developers LLP
at Old Survey No. 216 New Survey No. 48 Hissa No. 2 Old Survey No. 221 New Survey No. 53 Hissa No. 2 Old Survey No. 222 New Survey 54 Hissa No. 2, Village- Penkarpada, Mira road- East, District- Thane

Subject: Environment Clearance for Environmental Clearance for Residential project Skyline II at Old Survey No. 216 New Survey No. 48 Hissa No. 2 Old Survey No. 221 New Survey No. 53 Hissa No. 2 Old Survey No. 222 New Survey 54 Hissa No. 2, Village- Penkarpada, Mira road- East, District- Thane by M/s. Unique Shanti Neminath Developers LLP

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 113th 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 186th meetings.

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

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

1.Name of Project	Skyline II
2.Type of institution	Private
3.Name of Project Proponent	M/s. Unique Shanti Neminath Developers LLP
4.Name of Consultant	M/s. Enviro Analysts & Engineers Pvt Ltd
5.Type of project	Housing Project
6.New project/expansion in existing project/modernization/diversification in existing project	Not applicable
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	Not applicable
8.Location of the project	Old Survey No. 216 New Survey No. 48 Hissa No. 2 Old Survey No. 221 New Survey No. 53 Hissa No. 2 Old Survey No. 222 New Survey 54 Hissa No. 2, Village- Penkarpada, Mira road- East, District- Thane
9.Taluka	Thane
10.Village	Penkarpada
Correspondence Name:	M/s Unique Neminath Developers LLP
Room Number:	-
Floor:	1st Floor
Building Name:	Harsh Plaza
Road/Street Name:	100 Ft Road
Locality:	Mira road
City:	THANE

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11.Whether in Corporation / Municipal / other area	Mira Bhanyader Municipal Corporation (MBMC)
12.IOD/IOA/Concession/Plan Approval Number	CC received dtd 13/12/20
	IOD/IOA/Concession/Plan Approval Number: J.K.MBMC/NR/3451/2013-14
	Approved Built-up Area: 16795.37
13.Note on the initiated work (If applicable)	Building Type A, B & B1 has been constructed completely except for Podium.
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	MHADA letter for plot allotment received dtd 24.06.2013
15.Total Plot Area (sq. m.)	12665.50
16.Deductions	0
17.Net Plot area	12665.50
18 (a).Proposed Built-up Area (FSI & Non-FSI)	**FSI area (sq. m.):** 16795.37
	Non FSI area (sq. m.): 15759.59
	Total BUA area (sq. m.): 32554.96
18 (b).Approved Built up area as per DCR	**Approved FSI area (sq. m.):** 16795.37
	Approved Non FSI area (sq. m.): 15759.59
	Date of Approval: 13-12-2013
19.Total ground coverage (m2)	1252.24 sq.m
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	9.88 %
21.Estimated cost of the project	1050000000

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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**	MBMC/Recycled water
	Fresh water (CMD):	162
	Recycled water - Flushing (CMD):	82
	Recycled water - Gardening (CMD):	20
	Swimming pool make up (Cum):	-
	Total Water Requirement (CMD) :	264
	Fire fighting - Underground water tank(CMD):	300
	Fire fighting - Overhead water tank(CMD):	15
	Excess treated water	106
Wet season:	**Source of water**	MBMC/Recycled water/RWH
	Fresh water (CMD):	162
	Recycled water - Flushing (CMD):	82
	Recycled water - Gardening (CMD):	0
	Swimming pool make up (Cum):	-
	Total Water Requirement (CMD) :	244
	Fire fighting - Underground water tank(CMD):	300
	Fire fighting - Overhead water tank(CMD):	15
	Excess treated water	126
Details of Swimming pool (If any)	NA	

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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:**	--
	Size and no of RWH tank(s) and Quantity:	3 No. of RWH tank with total capacity of 69 cum
	Location of the RWH tank(s):	Ground Level
	Quantity of recharge pits:	Not provided as the ground water table is high.
	Size of recharge pits :	NA
	Budgetary allocation (Capital cost) :	Rs. 30 Lakhs
	Budgetary allocation (O & M cost) :	Rs. 3 Lakhs/annum
	Details of UGT tanks if any :	Location(s) of the UG tank(s) : ground level Fire Tank: 300 cu.m Domestic Tank: 163 cu.m Flushing Tank: 85 cu.m
26.Storm water drainage	**Natural water drainage pattern:**	West to East
	Quantity of storm water:	0.61 m3/sec
	Size of SWD:	450 mm X 300 mm
27.Sewage and Waste water	**Sewage generation in KLD:**	219 KLD
	STP technology:	MBBR
	Capacity of STP (CMD):	231 KLD
	Location & area of the STP:	Ground level
	Budgetary allocation (Capital cost):	Rs. 41.5 Lakhs
	Budgetary allocation (O & M cost):	Rs. 23.9 Lakhs/year

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28.Solid waste Management

Waste generation in the Pre Construction and Construction phase:	**Waste generation:**	Recyclable waste will be generated like empty cement bags & cans, scrap metal etc. Debris & construction waste shall be generated.
	Disposal of the construction waste debris:	Recyclable waste like empty cement bags & empty paint cans shall be handed over to local vendors. Broken tiles shall be used for china mosaic of terrace. Scrap metals shall be sold to recyclers.
Waste generation in the operation Phase:	**Dry waste:**	360
	Wet waste:	540
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	11
	Others if any:	Ewaste if generated shall be disposed off as per category
Mode of Disposal of waste:	**Dry waste:**	Will be handed over to Local Recyclers
	Wet waste:	Will be processed in the OWC. manure obtained shall be used for landscaping / Gardening, Excess manure shall be sold to nearby end users
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	To be used as manure & replacement of saw dust for OWC
	Others if any:	Ewaste if generated shall be disposed off as per category
Area requirement:	**Location(s):**	Ground Floor
	Area for the storage of waste & other material:	65 sq.m
	Area for machinery:	3 sq.m
Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	Rs. 10 Lakh
	O & M cost:	Rs. 2.00 Lakh/yr

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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	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 :**	Reliance Energy
	During Construction Phase: (Demand Load)	100 KW
	DG set as Power back-up during construction phase	100 KVA
	During Operation phase (Connected load):	6001.71 KW
	During Operation phase (Demand load):	1,906.89 KW
	Transformer:	1430 KVA
	DG set as Power back-up during operation phase:	1 X 200 KVA & 1 X 120 KVA
	Fuel used:	HSD
	Details of high tension line passing through the plot if any:	NA

Energy saving by non-conventional method:

1. 30% of External Lighting on Solar PV Panels and rest lighting with timer controlled Operation for reducing amount of light at different stages as per requirements.
2. LED light with timer control Operated to reduce amount of light at different stages and with Solar power backup for external common lighting area
3. T5 & CFL light with Operated amount of light at different stages for internal common lighting area
4. BEE 5 Star AC unit
5. All Motors with VFD control use as per different stages & Time

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36.Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
1	Total Energy saving	20 %

37.Details of pollution control Systems

Source	Existing pollution control system	Proposed to be installed
Not applicable	Not applicable	Not applicable

Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	Rs 41.5 lakhs
	O & M cost:	Rs. 23.9 lakhs/year

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	Water for Dust Suppression	4.32
2	EHS	Site Sanitation	1.67
3	Environmental Monitoring	Environmental Monitoring	1.50
4	EHS	Disinfection at site	1.20
5	EHS	Health check-up for workers	1.80

b) Operation Phase (with Break-up):

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	Water Environment	STP	35	9
2	Water Environment	RWH	30	3
3	Solid waste management	OWC	10	2
4	Land Environment	Landscaping	132	13
5	Energy savings	Solar	41.5	23.9

39.Storage of chemicals (inflamable/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	Sanjay Gandhi National Park (2.10 km)
	Category as per schedule of EIA Notification sheet	Schedule 8a, Category B
	Court cases pending if any	Nil
	Other Relevant Informations	The project was submitted to EAC on 25.04.2017. The project was presented in 3rd EAC violation meeting & is also granted specific ToR for the same.
	Have you previously submitted Application online on MOEF Website.	Yes
	Date of online submission	25-04-2017

3. The proposal has been considered by SEIAA in its 186th 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 per MoEF & CC notification dated 14/3/2017 & OM dated 15/3/2018 & 16/3/2018 regarding violation, the damage assessment value is arrived at Rs.1,85,00,000.00/- PP to comply with SEIAA decision regarding activities to be carried out for Environmental restoration programme.
II	PP to submit CER as applicable as per MOEF & CC circular dated 1.5.2018
III	PP to recalculate cost of EMP comprising remediation plan and Natural and Community Resource augmentation Plan with respect to date of start of construction and total capital cost of the project.
IV	PP to provide the basement ventilation plan.
V	PP to provide plan for ventilation of STP.
VI	PP to submit a bank guarantee of Rs. 205 lakhs (2.05 Crores) to Maharashtra Pollution Control Board towards effective implementation of the EMP comprising remediation plan and Natural and Community Resource augmentation Plan.
VII	PP to submit CER as applicable as per MOEF & CC circular dated 1.5.2018 in consultation with Municipal Corporation.
VIII	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.

General Conditions:

I	This EC is issued subject to the condition that the implementation of EMP, remediation plan and Natural and Community Resource Plan will be completed during the period for which the Bank Guarantee is given, otherwise the BG should be suitably extended up to implementation of EMP.

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II	a) Construction Phase :- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material. II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority. III. 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. IV. 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. V. Arrangement shall be made that waste water and storm water do not get mixed. VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices. VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority. VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project. IX. 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. X. The Energy Conservation Building code shall be strictly adhered to. 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 levelling 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. 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. XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance. XV. 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. XVI. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance. XVII. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages. XVIII. 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. XIX. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction 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 is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board. XX. 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 by a separate environment cell /designated person.

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III	Operation phase:- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste 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. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material. II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016. III. a) 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. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this. IV. 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. V. 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. VI. 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. VII. PP to provide adequate electric charging points for electric vehicles (EVs). VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept. IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards. X. 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. XI. 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://parivesh.nic.in XII. 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. XIII. 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. XIV. 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. SO2, 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.

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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.

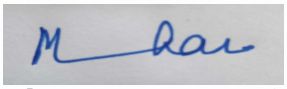
6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.

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, 1stFloor, D-, Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.



Manisha Patankar Mhaiskar (Member Secretary SEIAA)

Copy to:

1. SECRETARY MOEF & CC

2. IA- DIVISION MOEF & CC

3. MEMBER SECRETARY MAHARASHTRA POLLUTION CONTROL BOARD MUMBAI

4. REGIONAL OFFICE MOEF & CC NAGPUR

5. MUNICIPAL COMMISSIONER THANE

6. REGIONAL OFFICE MPCB THANE

7. REGIONAL OFFICE MIDC AMBERNATH

8. REGIONAL OFFICE MIDC THANE

9. MAHARASHTRA STATE ELECTRICITY DISTRIBUTION CO. LTD

10. COLLECTOR OFFICE THANE

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