STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

Environment department,
Room No. 217, 2nd floor,
Mantralaya, Annexe,
Mumbai- 400 032.
Date:September 21, 2019

To,
M/s. Roma Builders Pvt. Ltd.
at Survey Nos.- 136/2, 3, 5, 7, 10, 11, 15, 137/1, 2, 3, 4A, 4B, 5, 7, 9, 10, 138/2, 6, 139/1, 141/1, 142, 143, 144, 147/1, 2, 152/3, 5, 6, 153/3, 5, 6 ,154/1, 2, 155/2, 156/1(Pt), 1A, 1E, 157/1, 2, 3, 4, 5, 158/1, 2, 159/1, 3, 160/1, 2, 161/1, 2, 3, 4, 162/1, 2, 163/1A, 1B, 2, 164/1A, 1B, 2, 165/1, 2, 3, 4, 166/1, 1A, 1B, 2A, 2B, 3, 167, 168/2, 3, 169/1, 2, 3, 170/1, 2, 171/4, 5, 172/1 to 3, 173/1,2, 3, 4, 174/1, to 4, 175/1 to 6, 176/1A, 1B, 2, 3, 4A, 4B, 6, 7, 177/1, 2, 3/2, 178/1, 2, 3, 179/1, 2, 180/1, 3, 4, 181/1, 2, 182/1 to 4, 183/1 to 3, 4, 184/1, 2A, 2B, 3A, 3B, 4 to 8, 185/2, 3, 4A, 4B, 6, 7, 8, 186/1, 2, 3, 4, 6, 7, 8, 187/1, 2A, 3, 188/1, 2, 3, 4A, 4B, 4C, 5, 189/1, 2, 3A1, 4, 6, 191/2, 5, 4, 193/1, 194/2B, 2C, 2D, 2E, 197/4, 198/2, 4, 215/1,3 to 6,8, 216/2, 217/1 to 5, 218/2, 3, 4, 6, 7, 8, 9, 221/1, 2A, 2B, 3A, 3B, 4, 5, 6A, 6B, 7, 8, 9, 11, 227/3, 4A, 4B, 7, 9,10, 267, 276, 278, 279, 280/1,2, 3, 281/1, 2A, 289, 296, 297, 298, 299 of village Kolshet. Survey Nos. 52/2, 3, 4, 5, 6, 9, 54//2, 3, 4, 6, 7, 8, 9, 55/1, 2, 4, 8, 10,56/2, 3, 6, 7, 8, 9, 10, 57, 58/1, 3, 4, 5, 59/1, 2, 3, 4, 60/1(P), 2, 3, 4, 5, 6, 7, 61/1 to 5, 62/1, 2, 3A, 3B, 63/1, 2, 3, 64, 65/1A, 1B, 2, 3A, 3B, 66/1 to 9, 10, 67/1 to 5, 69/1 to 3, 70/1A, 1B, 1C, 2, 71/2 to 7, 72/1, 2, 4, 5, 6, 73/1, 2, 3, 74/1, 2, 3, 75/1 to 7, 76/5, 6A, 77/2, 5, 6, 115/1Pt, 2, 116/2, 4, 117/1, 2A, 2B, 3 to 7, 118/1A, 1B, 119/1, 2, 3, 120/1A, 1B, 1C, 1D, 2A, 2B, 3, 123/1B, 2A, 2B, 2C, 2D, 4, 5C, 5D, 5E, 7, 8, 10, 11, 12A, 12B, 12C, 12D, 12F, 12E, 13, 14, 16, 17A, 17B, 18, 19, 124/4C, 5, 7, 8, 125/6, 126/1, 2, 3, 4, 5, 129/4, 312(Pt), 313(Pt), 314(Pt), 315(Pt), 316, 317, 318, 319, 320 of village Kavesar Thane, Maharashtra State.

Subject: Environment Clearance for Proposed Expansion & Modernization – Mixed use development

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 107th 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 174th 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	Proposed Expansion & Modernization – Mixed use development
2.Type of institution	Private
3.Name of Project Proponent	M/s. Roma Builders Pvt. Ltd.
4.Name of Consultant	M/s. Ultra-Tech
5.Type of project	Mixed Use Development - Township
6.New project/expansion in existing project/modernization/diversification in existing project	Expansion & Modernization
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	Obtained Environmental Clearance vide letter No. 21-277/2006-IA.III dated 7th September, 2006

8.Location of the project	Survey Nos.- 136/2, 3, 5, 7, 10, 11, 15, 137/1, 2, 3, 4A, 4B, 5, 7, 9, 10, 138/2, 6, 139/1, 141/1, 142, 143, 144, 147/1, 2, 152/3, 5, 6, 153/3, 5, 6 ,154/1, 2, 155/2, 156/1(Pt), 1A, 1E, 157/1, 2, 3, 4, 5, 158/1, 2, 159/1, 3, 160/1, 2, 161/1, 2, 3, 4, 162/1, 2, 163/1A, 1B, 2, 164/1A, 1B, 2, 165/1, 2, 3, 4, 166/1, 1A, 1B, 2A, 2B, 3, 167, 168/2, 3, 169/1, 2, 3, 170/1, 2, 171/4, 5, 172/1 to 3, 173/1,2, 3, 4, 174/1, to 4, 175/1 to 6, 176/1A, 1B, 2, 3, 4A, 4B, 6, 7, 177/1, 2, 3/2, 178/1, 2, 3, 179/1, 2, 180/1, 3, 4, 181/1, 2, 182/1 to 4, 183/1 to 3, 4, 184/1, 2A, 2B, 3A, 3B, 4 to 8, 185/2, 3, 4A, 4B, 6, 7, 8, 186/1, 2, 3, 4, 6, 7, 8, 187/1, 2A, 3, 188/1, 2, 3, 4A, 4B, 4C, 5, 189/1, 2, 3A1, 4, 6, 191/2, 5, 4, 193/1, 194/2B, 2C, 2D, 2E, 197/4, 198/2, 4, 215/1,3 to 6,8, 216/2, 217/1 to 5, 218/2, 3, 4, 6, 7, 8, 9, 221/1, 2A, 2B, 3A, 3B, 4, 5, 6A, 6B, 7, 8, 9, 11, 227/3, 4A, 4B, 7, 9,10, 267, 276, 278, 279, 280/1,2, 3, 281/1, 2A, 289, 296, 297, 298, 299 of village Kolshet. Survey Nos. 52/2, 3, 4, 5, 6, 9, 54//2, 3, 4, 6, 7, 8, 9, 55/1, 2, 4, 8, 10,56/2, 3, 6, 7, 8, 9, 10, 57, 58/1, 3, 4, 5, 59/1, 2, 3, 4, 60/1(P), 2, 3, 4, 5, 6, 7, 61/1 to 5, 62/1, 2, 3A, 3B, 63/1, 2, 3, 64, 65/1A, 1B, 2, 3A, 3B, 66/1 to 9, 10, 67/1 to 5, 69/1 to 3, 70/1A, 1B, 1C, 2, 71/2 to 7, 72/1, 2, 4, 5, 6, 73/1, 2, 3, 74/1, 2, 3, 75/1 to 7, 76/5, 6A, 77/2, 5, 6, 115/1Pt, 2, 116/2, 4, 117/1, 2A, 2B, 3 to 7, 118/1A, 1B, 119/1, 2, 3, 120/1A, 1B, 1C, 1D, 2A, 2B, 3, 123/1B, 2A, 2B, 2C, 2D, 4, 5C, 5D, 5E, 7, 8, 10, 11, 12A, 12B, 12C, 12D, 12F, 12E, 13, 14, 16, 17A, 17B, 18, 19, 124/4C, 5, 7, 8, 125/6, 126/1, 2, 3, 4, 5, 129/4, 312(Pt), 313(Pt), 314(Pt), 315(Pt), 316, 317, 318, 319, 320 of village Kavesar Thane, Maharashtra State.
9.Taluka	Thane
10.Village	Village Kolshet and Village Kavesar
Correspondence Name:	Mr. Niranjan Hiranandani
Room Number:	--
Floor:	--
Building Name:	Olympia, Central Avenue, Hiranandani Business Park.
Road/Street Name:	--
Locality:	Powai
City:	Mumbai 400 076
11.Whether in Corporation / Municipal / other area	Thane Municipal Corporation (T.M.C.)
12.IOD/IOA/Concession/Plan Approval Number	S06/0063/2010, 2003/70, 91140/2D, 2004/27, 2005/14 (New-S05/0112/16), 2006/45, 2005/129, 91140/2B, 2006/69, 2005/163, 2004/165, 91140/3
	IOD/IOA/Concession/Plan Approval Number: S06/0063/2010, 2003/70, 91140/2D, 2004/27, 2005/14 (New-S05/0112/16), 2006/45, 2005/129, 91140/2B, 2006/69, 2005/163, 2004/165, 91140/3
	Approved Built-up Area: 1104358.42
13.Note on the initiated work (If applicable)	Total constructed work (FSI+ Non FSI): 10, 89,540.40 Sq. mt. ; Received Environmental Clearance (EC) from Ministry of Environment and Forest (MoEF). Details are as follows: Obtained EC vide its letter No. 21-277/2006-IA.III dated 7th September, 2006 , Its corrigendum dt. 14th March, 2007; Environmental clearance for this project was granted on 7th September 2006 as per the provisions of EIA Notification, 1994 by which the validity for this EC is for a period of 5 years for commencement of construction. We would like to mention here that we have commenced the construction within 5 years i.e. within the validity period. This is further clarified in the Para 9 of the Notification dt. 21.08.2013 by MoEF & CC and also in the other similar type of projects which were discussed in front of SEIAA, Maharashtra Hence it is apparent that the clause of validity in our case is for commencement of construction and not from the commencement of construction.
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	--
15.Total Plot Area (sq. m.)	10,74,690.20 Sq. mt.
16.Deductions	4,13,857.58 Sq. mt.
17.Net Plot area	6,60,832.62 Sq. mt.
18 (a).Proposed Built-up Area (FSI & Non-FSI)	**FSI area (sq. m.):** 11, 20,177.82 Sq. mt.
	Non FSI area (sq. m.): 9, 12,047.84 Sq. mt.
	Total BUA area (sq. m.): 2032225.66
18 (b).Approved Built up area as per DCR	**Approved FSI area (sq. m.):** 11,04,358.42 Sq. mt.
	Approved Non FSI area (sq. m.): --
	Date of Approval: 14-07-2017
19.Total ground coverage (m2)	1,00,306.91 Sq. mt.
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	15.2 % of Net Plot area
21.Estimated cost of the project	147035800000

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**	Thane Municipal Corporation (T.M.C)
	Fresh water (CMD):	5280 KLD
	Recycled water - Flushing (CMD):	Flushing = 3055 KLD ; Cooling tower make up = 389 KLD
	Recycled water - Gardening (CMD):	Gardening = 551 KLD
	Swimming pool make up (Cum):	27 KLD
	Total Water Requirement (CMD) :	9302 KLD
	Fire fighting - Underground water tank(CMD):	18440 KL
	Fire fighting - Overhead water tank(CMD):	2986 KL
	Excess treated water	2556 KLD
Wet season:	**Source of water**	T.M.C.
	Fresh water (CMD):	5307 KLD
	Recycled water - Flushing (CMD):	Flushing = 3055 KLD ; Cooling tower make up = 389 KLD
	Recycled water - Gardening (CMD):	--
	Swimming pool make up (Cum):	27 KLD
	Total Water Requirement (CMD) :	8751 KLD
	Fire fighting - Underground water tank(CMD):	18440 KL
	Fire fighting - Overhead water tank(CMD):	2986 KL
	Excess treated water	3107 KLD
Details of Swimming pool (If any)	4 Swimming pools of total volume 1908 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:**	4.00 mt. below existing ground level.
	Size and no of RWH tank(s) and Quantity:	17 nos. of RWH tanks of total capacity 2140 KL
	Location of the RWH tank(s):	Underground
	Quantity of recharge pits:	54 nos. of recharge pits
	Size of recharge pits :	--
	Budgetary allocation (Capital cost) :	Rs. 387.10 Lacs
	Budgetary allocation (O & M cost) :	Rs. 18.73 Lacs/annum
	Details of UGT tanks if any :	Location(s) of the UGT tank(s): Underground
26.Storm water drainage	**Natural water drainage pattern:**	Township comprises of two main drains. All storm water from the plot is conveyed through road side drain and disposed into these two main drains. Apart from these two main drains there were small tributary drains passing through the plot which are trained to road side drain by the permission of Thane Municipal Corporation (TMC). All drain networks are being trained and constructed with a prior permission of TMC.
	Quantity of storm water:	51.53 m3/sec
	Size of SWD:	Carrying capacity of an existing road side drain: 186.07 m3/sec
27.Sewage and Waste water	**Sewage generation in KLD:**	Completed Buildings (As per EC received): 3214 KLD ; Under Constriction Buildings (As per EC received): 1645 KLD ; Proposed Buildings: 2419 KLD
	STP technology:	Moving Bed Bio Reactor (MBBR), Submerged Aerated Fixed Film Reactor (SAFF) and Fluidized Aerobic Bio Reactor (FAB)
	Capacity of STP (CMD):	Provision of 15 nos. of STPs. As this is an expansion project 13 nos. of STPs are already installed on site and in operational condition. Details are given in EIA Report
	Location & area of the STP:	Underground/ Basement
	Budgetary allocation (Capital cost):	Rs. 1054.19 Lacs
	Budgetary allocation (O & M cost):	Rs. 124.59 Lacs/annum

28.Solid waste Management

Waste generation in the Pre Construction and Construction phase:	**Waste generation:**	Being an expansion project the excavation activities for the completed buildings and under construction buildings have been already carried out. Excavated earth material from under construction buildings (1678068 Cum) has been reused on site for backfilling & leveling of the plot For the remaining portion i.e. proposed buildings excavation earth material (823230 Cum) will be reused on site for backfilling & leveling of the plot
	Disposal of the construction waste debris:	The disposal of construction waste shall be done only at authorized sites, as approval received from T.M.C.
Waste generation in the operation Phase:	**Dry waste:**	15017 kg/day (Completed Building (As per EC received): 7160 kg/day ; Under Construction Buildings (As per EC received): 2896 kg/day ; Proposed Expansion/Amendment: 4961 kg/day)
	Wet waste:	10091 kg/day (Completed Building (As per EC received): 4774 kg/day ; Under Construction Buildings (As per EC received): 1930 kg/day ; Proposed Expansion/Amendment: 3387 kg/day)
	Hazardous waste:	--
	Biomedical waste (If applicable):	76 kg/day
	STP Sludge (Dry sludge):	1092 kg/day
	Others if any:	E - waste (Kg/annum): 38468 kg/annum (Completed Building (As per EC received): 2754 kg/day ; Under Construction Buildings (As per EC received): 20891 kg/day ; Proposed Expansion/Amendment: 14823 kg/day)
Mode of Disposal of waste:	**Dry waste:**	Handed over to T.M.C.
	Wet waste:	Treatment in Biogas plant
	Hazardous waste:	--
	Biomedical waste (If applicable):	As per Bio-Medical Waste Management Rules, 2016
	STP Sludge (Dry sludge):	As manure
	Others if any:	E - waste: To authorized recyclers
Area requirement:	**Location(s):**	Ground
	Area for the storage of waste & other material:	Total area : 788 Sq. mt.
	Area for machinery:	NA
Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	Rs. 50.00 lacs (Cost for treatment of biodegradable garbage in Biogas plant)
	O & M cost:	Rs. 1.00 lacs/annum (Cost for treatment of biodegradable garbage in Biogas plant)

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

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	--	--	--	--	--	--

32.Details of Fuel to be used

Serial Number	Type of Fuel	Existing	Proposed	Total
1	--	--	--	--

33.Source of Fuel	--
34.Mode of Transportation of fuel to site	--

35.Energy

Power requirement:	**Source of power supply :**	Maharashtra State Electricity Distribution Company Limited (MSECDL)
	During Construction Phase: (Demand Load)	As per requirement
	DG set as Power back-up during construction phase	2 nos. of DG sets of capacity 200 kVA each, 2 nos. of DG sets of capacity 125 kVA each, 1 DG set of capacity 82.5 kVA and 1 DG set of capacity 160 kVA
	During Operation phase (Connected load):	105638 KW
	During Operation phase (Demand load):	74364 KW
	Transformer:	--
	DG set as Power back-up during operation phase:	Completed Buildings (As per EC received): Total - 62 nos. of DG Sets ranging from 62.5 kVA to 2000 kVA ; Under Construction Buildings (As per EC received): Total – 19 nos. of DG Sets ranging from 65 kVA to 2000 kVA ; Proposed Expansion/ Amendment: Total – 35 no. of DG Sets ranging from 125 kVA to 2000 kVA.
	Fuel used:	Diesel
	Details of high tension line passing through the plot if any:	--

Energy saving by non-conventional method:

Provision of Solar Water Heating
Provision of LED lights for Common area lighting
Provision of Solar PV Panels

36.Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
1	Total Energy Saving	13 %

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. 764.95 lacs (Solar system)
	O & M cost:	Rs. 15.75 lacs/annum (Solar system)

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 : Air and Noise quality	Sensors for Air quality & Noise level monitoring	13.50
2	Air Environment : Air and Noise quality	By outside MoEF & CC Approved Laboratory	4.62
3	Air Environment	EMP for Batching plant	1.61
4	Water Environment	Drinking water analysis	0.21
5	Land Environment	Site Sanitation	10.00
6	Health & Hygiene	Disinfection- Pest Control	8.40
7	Health & Hygiene	Health-check-up of workers	176.40
8	Disaster Management	Cost towards disaster Management	4199.24

b) Operation Phase (with Break-up):

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	Cost for Ambient Air quality & Noise Monitoring	On site sensors	No set up cost is involved as already considered Construction Phase	0.50
2	Cost for Ambient Air quality & Noise Monitoring	By outside MoEF & CC Approved Laboratory	No set up cost is involved	0.44
3	Cost for DG Stack Exhaust Monitoring	60 nos. of stacks	No set up cost is involved	2.88
4	Cost for Plantation	213633.30 Sq. mt. of RG area on ground & podium	1174.97	21.36
5	Waste water treatment	Cost for Sewage Treatment Plants	1018.19	122.18
6	Cost for water and Waste water Monitoring	On site sensors (for the 2 proposed STPs)	36.00	2.00

7	Cost for water and Waste water Monitoring	By outside MoEF & CC Approved Laboratory	No set up cost is involved	0.41
8	Water Conservation (Rain Water Harvesting System)	Cost for recharge pits (54 nos.)	143.10	7.16
9	Water Conservation (Rain Water Harvesting System)	Cost for RWH tanks (17 tanks of total capacity 2140 KL)	214.00	10.70
10	Water Conservation (Rain Water Harvesting System)	Cost for treatment unit for Rain Water	30.00	0.10
11	Water Conservation (Rain Water Harvesting System)	Cost for Rainwater Monitoring	No set up cost is involved	0.77
12	Solid Waste Management	Cost for Treatment of biodegradable garbage in Biogas plant	50.00	1.00
13	Use of renewable energy	Cost for Solar hot water	494.95	4.95
14	Use of renewable energy	Solar PV panels	270.00	10.80
15	Disaster Management	Disaster Management Costing	20760.74	621.16

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

	CRZ/ RRZ clearance obtain, if any:	A small portion of our plot admeasuring 31013.87 Sq. mt. is affected by CRZ and please note that we are neither developing nor we are loading any FSI of that portion in our development.
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	Sanjay Gandhi National Park – Approx. 1.00 Km ; Tungareshwar Wildlife Sanctuary – Approx. 4.00 Km
	Category as per schedule of EIA Notification sheet	8 (b) B1
	Court cases pending if any	List of Litigation is attached as Enclosure in EIA report
	Other Relevant Informations	--
	Have you previously submitted Application online on MOEF Website.	Yes
	Date of online submission	08-01-2018

3. The proposal has been considered by SEIAA in its 174th 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 upload revised dated Architect certificate addressing to committee regarding building wise construction (Configuration, FSI, NoN-FSI, TBUA) approvals from local Authority, actual construction done and proposed expansion.
II	PP to submit the HRC NoC, if applicable.
III	PP to abide all conditions stipulated in letter dated 24/3/2017 & approved plan thereof while giving Nalla remarks.
IV	As agreed by PP, PP may take up operation & maintenance of flap gate/ tidal gate place at kavesar under CER activities so that Nalla water could not get obstruct.
V	PP to ensure that maximum treated water should be recycled. As agreed by PP, PP to ensure that excess treated waste water should be discharge into STP of local planning authority only & if the STP of local planning authority has not commenced till completion of project, PP has to construct STP for local planning authority under CER in consultation with them. PP to submit the undertaking for the same.
VI	PP to obtain CRZ NOC as applicable.
VII	PP to obtain clearance from competent authority with reference to Thane creek Flamingo Sanctuary if the project site falls within radius of 10 km from the boundary of said Sanctuary. The planning authority to ensure the compliance of this condition before granting CC.
VIII	Mangroves, if any in the project site, not to be destroyed.
IX	The PP to take all mitigation measures to protect flora, fauna and biodiversity of the site.
X	It was told that a tiger was sighted sometime back in the site. The PP to upload DMP in its EIA on this point.
XI	The PP to submit CER activities in accordance with MOEF&CC notification dated 1.5.2018 possibly including those related to operation and maintenance of flap/tidal gates and construction of STP of planning authority as mentioned in aforesaid points.
XII	The PP to abide by all conditions applicable as per Township Act and those prescribed in NOCs granted by different authorities.
XIII	The PP to follow all ECBC guidelines while construction.
XIV	PP to submit CER plan to Municipal Commissioner/District Collector and submit the acknowledgement to Member Secretary, SEIAA.
XV	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.

XVI	SEIAA decided to grant EC for:FSI: 1120177.82 m2, Non-FSI:912047.84 m2 and Total BUA: 203225.66 m2 (IOD no-S06/0063/2010, 2003/70, 91140/2D, 2004/27, 2005/14 (New), So5/0112/16- 2006/45, 2005/129, 91140/2B, 2006/69, 2005/163, 2004/165, 91140/3)

General Conditions:

I	E-waste shall bedisposed 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 affluent, if any should be discharge in the sewer line.Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated affluent, if any should be discharge in the sewer line.Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
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. 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.
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, 1stFloor, 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. 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