

**File No.SIA/MH/NCP/53146/2020**

Government of India

State Level Environment Impact Assessment Authority

Maharashtra

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To,

M/s PRAKHHYAT DWELLINGS LLP

1504, 15th Floor, Wing 2A, Siddhachal Phase 6, Pokhran Road No. 2, Thane West -  
400610,

Mumbai (Suburban)-400080

Maharashtra

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**Sub. Terms of Reference to the Residential Project with Retail shops at Village Temghar and Bhadvad, Taluka – Bhiwandi, District - Thane, Maharashtra., 803/804, Silver Court, BPS Compound, Devidayal Road, Mulund (West), Mumbai.**

Dear Sir/Madam,

This has reference to the proposal submitted in the Ministry of Environment, Forest and Climate Change to prescribe the Terms of Reference (TOR) for undertaking detailed EIA study for the purpose of obtaining Environmental Clearance in accordance with the provisions of the EIA Notification, 2006. For this purpose, the proponent had submitted online information in the prescribed format (Form-1 ) along with a Pre-feasibility Report. The details of the proposal are given below:

- 1. Proposal No.:** SIA/MH/NCP/53146/2020
- 2. Name of the Proposal:** Residential Project with Retail shops at Village Temghar and Bhadvad, Taluka – Bhiwandi, District - Thane, Maharashtra.
- 3. Category of the Proposal:** New Construction Projects and Industrial Estates
- 4. Project/Activity applied for:** 8(b) Townships and Area Development projects.
- 5. Date of submission for TOR:** 14 May 2020

Date : 17-05-2020

Mrs. Malini Shankar, IAS  
( Additional Chief Secretary, Environment Department )

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**Note :** This is auto tor granted letter.

In this regard, under the provisions of the EIA Notification 2006 as amended, the Standard TOR for the purpose of preparing environment impact assessment report and environment management plan for obtaining prior environment clearance is prescribed with public consultation as follows:

## **STANDARD TERMS OF REFERENCE (TOR) FOR EIA/EMP REPORT FOR PROJECTS/ ACTIVITIES REQUIRING ENVIRONMENT CLEARANCE**

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### **8(b): STANDARD TERMS OF REFERENCE FOR CONDUCTING ENVIRONMENT IMPACT ASSESSMENT STUDY FOR TOWNSHIP/ AREA DEVELOPMENT PROJECTS INFORMATION TO BE INCLUDED IN EIA/EMP REPORT**

- 1) Examine details of land use as per Master Plan and land use around 10 km radius of the project site. Analysis should be made based on latest satellite imagery for land use with raw images.
- 2) Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/ villages and present status of such activities.
- 3) Examine baseline environmental quality along with projected incremental load due to the project.
- 4) Environmental data to be considered in relation to the project development would be (a) land, (b) groundwater, (c) surface water, (d) air, (e) bio-diversity, (f) noise and vibrations, (g) socio economic and health.
- 5) Submit a copy of the contour plan with slopes, drainage pattern of the site and surrounding area.
- 6) Submit the details of the trees to be felled for the project.
- 7) Submit the present land use and permission required for any conversion such as forest, agriculture etc.
- 8) Submit Roles and responsibility of the developer etc for compliance of environmental regulations under the provisions of EP Act.
- 9) Ground water classification as per the Central Ground Water Authority.
- 10) Examine the details of Source of water, water requirement, use of treated waste water and prepare a water balance chart.
- 11) Rain water harvesting proposals should be made with due safeguards for ground water quality. Maximize recycling of water and utilization of rain water. Examine details.
- 12) Examine soil characteristics and depth of ground water table for rainwater harvesting.
- 13) Examine details of solid waste generation treatment and its disposal.
- 14) Examine and submit details of use of solar energy and alternative source of energy to reduce the fossil energy consumption.
- 15) DG sets are likely to be used during construction and operational phase of the project. Emissions from DG sets must be taken into consideration while estimating the impacts on air environment. Examine and submit details.
- 16) Examine road/rail connectivity to the project site and impact on the traffic due to the proposed project. Present and future traffic and transport facilities for the region should be analysed with measures for preventing traffic congestion and providing faster trouble free system to reach different destinations in the city.

**STANDARD TERMS OF REFERENCE (TOR) FOR EIA/EMP REPORT FOR  
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- 17) A detailed traffic and transportation study should be made for existing and projected passenger and cargo traffic.
- 18) Examine the details of transport of materials for construction which should include source and availability.
- 19) Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan with cost and parameters.
- 20) Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster.

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