

Enclosure 1



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, 44/2/P, 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.

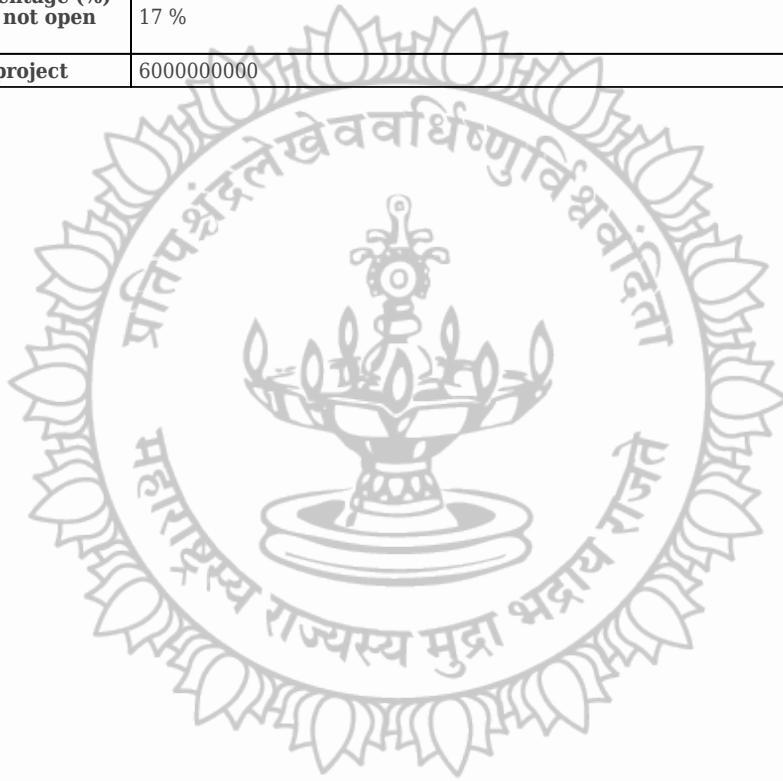
2. It is noted that the proposal is considered by SEAC-II under screening category 8(b) B1 as per EIA Notification 2006.

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

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| 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, 44/2/P, 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 |
| 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 |

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

| | |
|--|---|
| 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 | BNCMC/ Tanker water for Swimming pool make up |
| | Fresh water (CMD): | From BNCMC - 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 | BNCMC/ Tanker water for Swimming pool make up/RWH |
| | Fresh water (CMD): | From BNCMC - 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 | |

Maharashtra

24.Details of Total water consumed

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

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| 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 |

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| 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 |

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| 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 | -- | -- | -- | | | |
| Source of Fuel | | Not applicable | | | | | |
| Mode of Transportation of fuel to site | | Not applicable | | | | | |
| 33.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 | | | | | |
| 34.Energy saving by non-conventional method: | | | | | | | |
| <p>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.</p> | | | | | | | |
| 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 |

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| 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

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| | | |
|--|--|--|
| | 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:

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| 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. |

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| 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:

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| 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. |

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| XXV | Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred. |
| XXVI | The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority. |
| XXVII | The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. |
| XXVIII | Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project. |
| XXIX | Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water. |
| XXX | Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control. |
| XXXI | Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows. |
| XXXII | Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement. |
| XXXIII | Energy conservation measures like installation of CFLs/TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy. |
| XXXIV | Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board. |
| XXXV | Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations. |
| XXXVI | Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized. |
| XXXVII | Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement. |
| XXXVIII | The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation. |
| XXXIX | Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings. |
| XL | Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance. |
| XLI | Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB. |
| XLII | Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained. |
| XLIII | Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this. |
| XLIV | Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB. |
| XLV | A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB. |
| XLVI | In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department. |
| XLVII | A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards. |
| XLVIII | Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department. |

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| XLIX | The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://ec.maharashtra.gov.in . |
| L | Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year. |
| LI | A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent. |
| LII | The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain. |
| LIII | The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. |
| LIV | The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail. |



Government of Maharashtra

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.

5. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.

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

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, and amendments by MoEF&CC Notification dated 29th April, 2015.

8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.

9. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.

10. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-, Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.



Shri. Anil Diggikar (Member Secretary SEIAA)

Copy to:

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

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