

**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY**

SEAC-2014/C.R.135/TC-I  
Environment department  
Room No. 217, 2<sup>nd</sup> floor,  
Mantralaya Annexe,  
Mumbai- 400 032.  
Dated: 13<sup>th</sup> October, 2015.

To,  
M/s. Oberoi Constructions Limited,  
3<sup>rd</sup> floor, Commerz,  
International Business Park,  
Goregaon East, Mumbai- 400 093.

**Subject: Environment clearance for proposed project "ETERNIA" located on plot bearing CTS No.543 of village Nahur, LBS road, Mulund (w), Mumbai by M/s Oberoi Constructions Ltd**

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 33<sup>rd</sup> 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 87<sup>th</sup> 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-**

Name of the Project	Eternia
Name of the Proponent	Mr. Rajendra Chandorkar M/s Oberoi Constructions Ltd.
Name of the Consultant	Mr. Hanuman .K. Desai M/s. Enviro Analysts & Engineers Pvt. Ltd.
Accreditation of the consultant(NABET Accreditation)	QCI NABET LIST for the Construction Project/ Area Development Project/Township: S. No. 45 of list of consultant with provisional accreditation. (Rev.15/ December 5, 2013)
Type of Project: Housing Project/Industrial Estate/SRA Scheme/MHADA/ Township or others	Residential project with Public Parking

Location of the project	C.T.S. No. 543 of Village Nahur, L.B.S road, Mulund West), Mumbai - 400080.		
Whether in Corporation/municipal/ other area	Municipal Corporation of Greater Mumbai (MCGM)		
Applicability of the DCR	MCGM DCR,1991		
IOD/IOA/Concession document or any other form of document as applicable(Clarifying its conformity with local planning rules & provision)	IOD received on 9 Jan 2015 as per the letter vide CE/4853/BPES		
Note on the initiated work (if applicable)	No work has been initiated at site		
LOI / NOC from MHADA / Other approvals (If applicable)	Not Applicable		
Total plot area (sq. m.) Deductions Net Plot Area	Area of Plot	37,745.80	
	Deductions Proposed road area	350.58 m <sup>2</sup>	
	Net area of the plot	37,395.22 m <sup>2</sup>	
	Deductions Amenity space	2,804.64 m <sup>2</sup>	
	Net area of the plot	34,590.58 m <sup>2</sup>	
Permissible FSI (including TDR etc.)	133,087.25 Sq mts (with 35% fungible FSI)		
Proposed Built Up Area(FSI & Non FSI)	FSI area : 1,33,087.25 m <sup>2</sup> Non FSI area : 2,430,24.87 m <sup>2</sup> Proposed Built-up Area : 3,76,112.12 m <sup>2</sup>		
Ground Coverage Area (percentage of plot not open to sky)	52.11%		
Estimated Cost of the project	Rs. 833 crores		
Number of Buildings & configuration(s)	2 Residential Towers with 2 wings each : Tower A, B,C & D 3 Basements, Grd + 7 Podium, Grd + 61 floors.  EWS Building:Gr+18 flrs		

Number of tenants and shops	Tower A = 305 Tower B = 323 Tower C = 313 Tower D = 297 Total=1238 No's EWS Building-144 No's				
Number of expected residents/users	6190 no's + 720 no's (EWS building)				
Tenant density per hectare	406.47 tenants / hectare (on net plot area)				
Height of Building(s)	Tower A, B, C & D - 200.25m .  EWS building: 58 m				
Right of way (Width of the road from the nearest fire station to the proposed building(s))	30.50 m wide LBS road				
Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	7.5 m				
Existing Structure(s)	Vacant Industrial sheds				
Details of the demolition with disposal (If applicable)	Demolition of industrial sheds				
	Sr. no	descrip tion	unit	quanti ty	Remarks
	1	Brick Work	1,754	cum	877 cu.m. (50%) will be reused for Brickbat Coba waterproofing, etc.
	2	PCC	293	cum	293 cu.m. (100%) will be sent for Land filling.
	3	RCC	2,224	cum	2,224 cu.m. (100%) will be sent for Land filling.
4	Stone Masonry and Rubble soling	674	cum	404 cu.m. (60%) will be reused for Masonry and Soling.	

	5	Steel	112	MT	Steel will be sold as scrap for recycling.
Total Water Requirement	<p>Source: MCGM / Recycled water</p> <p>Non monsoon</p> <p>Fresh water : 557 KLD</p> <p>Recycled water: 359 KLD(flushing-279 KLD+landscape water-80 KLD)</p> <p>Total Water Requirement:916 KLD</p> <p>Excess treated water :293 KLD</p> <p>Monsoon</p> <p>Fresh water : 557 KLD</p> <p>Recycled water: 279KLD(flushing-279 KLD)</p> <p>Total Water Requirement:836 KLD</p> <p>Excess treated water :373 KLD</p> <p>RWH-250KLD</p> <p>FOR EWS</p> <p>Domestic : 65 KLD</p> <p>Flushing : 32 KLD</p> <p>Total Water Requirement : 97 KLD</p>				
Rain Water Harvesting (RWH)	<p>Level of the Ground water table : 1.2m and 3.6m</p> <p>Size and no of RWH tank(s) and quantity : 500 m<sup>3</sup> (Considering 2 days holding capacity)</p> <p>Location of the RWH tanks(s):Basement Level 3</p> <p>Size, no. of recharge pits and quantity: A</p> <p>Budgetary allocation ( Capital cost and O &amp; M cost):</p> <p>Capital Cost: Rs. 3.50 lakhs</p> <p>O &amp; M Cost : Rs. 0.35 lakhs</p>				
UGT tanks	<p>Location(s) of the UGT tank(s)- Basement 3</p> <p>Domestic UG tank-836 cum</p> <p>Flushing UG tank-556 cum</p> <p>Fire UG tank-300 cum/wing</p>				
Storm water drainage	<p>The storm water flows from West to East.</p> <p>Total storm water runoff : 299.4 m<sup>3</sup>/day</p>				
Sewage & Waste Water	<p>Sewage generation :752 KLD</p> <p>Capacity of STP : 1000 KLD</p> <p>STP technology: MBR</p> <p>Location of STP : Basement Level 1</p> <p>DG Sets (during emergency):DG set backup will be provided for STP during emergency</p> <p>Budgetary allocation (Capital cost and O &amp; M cost):</p> <p>Capital Cost : Rs 185 lakhs</p> <p>O &amp; M Cost: Rs 18.5 lakhs</p>				
Solid Waste Management	<p>Waste generation in the Pre Construction and Construction phase</p> <p>Preconstruction Phase:</p> <p>Quantity of the top soil to be preserved:- Total excavated material is 1,41,609.49cu.m out of which 35,593.93 cu. m. will be used for backfilling.</p> <p>Disposal of the construction waste debris</p>				

Waste generated during Construction phase

Sr. No	Description	Qty.	Unit	Remarks
1	Empty Cement Bags	60,000	Nos.	The empty bags will be sold to dealers for reuse for packing
2	Empty White Cement bags	21000	Nos.	The empty bags shall be sold to dealers for reuse for packing.
3	Steel	50	Ton	Steel cut pieces shall be used as spacers and chairs in the structure and wastage of steel (balance non usable steel of odd lengths) is sent for recycling
4	Aggregates	5900	Cubic Feet	Used for leveling, backfilling and used as packing material in soling
5	Sand	7000	Cubic Feet	Wastage of sand will be used for bedding for flooring purpose. They shall also be used for backfilling and filler material for leveling of internal roads and pavements.
6	Tiles/Marble & Granite	12,000	Square Feet	To be used as crazy marble flooring in common areas and balance to be used for land filling.
7	Aluminum	1100	Kg	To be sent for recycling.

Waste generated during Operation phase

Particulars, for total occupancy	Criteria (Kg/day)	Total (kg/day)	Management
5,250 Nos.			

Biodegradable waste (kg/day)	0.30 Kg/day	1,857	Biodegradable waste will be treated in OWC, manure obtained will be used for landscaping
Non-biodegradable waste (kg/day)	0.20 Kg/day	1,238	Non-biodegradable waste will be recycled/reused/sold/handed over to local authorized vendors
Total domestic solid waste generated	0.5 Kg/day	3095	--

**Mode of Disposal of Waste:**

E-Waste: NA

Hazardous Waste: NA

Biomedical Waste: NA

STP Sludge (Dry Sludge): Used as a manure

Area Requirement:

Location(s) and total area provided for the storage and treatment of the solid waste: Ground

OWC capacity	1900 Kg /day
Motor	11 HP
Area required for Machine	3.3 m x 2.5 m x 2.0 m i.e 8.25 Sq.m
Space left for movement	1.5 mt around the machine
Waste Processing / batch	150 - 200 kg/ batch in 15 min
Time for total waste	Approx 2.5 Hrs
Power requirement	8.2 kWh
Average electrical consumption per day	20.5 Units / day
Shelf required to store the entire 15 days processed waste	Size : 365 x 122 x 235 cm Shelves required : 24 No's Total area for shelf : 106.8 Sq.m
Area required after 2 ft space between shelves	155 Sq.m
Bin Area for segregated waste	Bin Size : 1300 mm x 770 mm x 1180 mm Total Bin : 12No's Area : 13 Sq.m
Total area required for SWM	176.25 Sq.m

	<p>Capacity of OWC: 1900 Kg Location: Ground floor</p> <p>Budgetary allocation( capital Cost &amp; O&amp;M cost): OWC Capital Cost : Rs 27 Lakhs O &amp; M cost : Rs 6 Lakhs</p>																										
Green Belt Development	<table border="1"> <tr> <td>1</td> <td>Total no of trees present in the proposed project site</td> <td>488</td> </tr> <tr> <td>2</td> <td>Number of Trees to be cut</td> <td>99 (29 dead including)</td> </tr> <tr> <td>3</td> <td>Number of Trees to be transplanted</td> <td>166</td> </tr> <tr> <td>4</td> <td>Number of Trees retained</td> <td>223</td> </tr> </table> <p>As per Tree NOC received 03-06-2015</p> <table border="1"> <tr> <td>R.G. required on Ground as per BMC</td> <td>8,647.64 Sq.m</td> <td>25.00%</td> </tr> <tr> <td>R.G. provided on Ground</td> <td>10,355.42 Sq.m</td> <td>31.00 %</td> </tr> <tr> <td>R.G. provided on Podium</td> <td>7675.60 Sq.m</td> <td>22.19 %</td> </tr> <tr> <td>Total R. G.</td> <td>18031.02 Sq.m.</td> <td>52.13 of Balance plot are %</td> </tr> </table> <p>NOC for the tree cutting/transplantation/ compensatory plantation, if any: Tree NOC received as on dated 03-06-2015</p> <p>Number and list of trees to be planted in the ground:555 &amp; 242</p> <p>Budgetary allocation( capital Cost&amp; O &amp; M Cost): Landscape Capital Cost: 1090 Lakhs O &amp; M : Rs 30 Lakhs</p>			1	Total no of trees present in the proposed project site	488	2	Number of Trees to be cut	99 (29 dead including)	3	Number of Trees to be transplanted	166	4	Number of Trees retained	223	R.G. required on Ground as per BMC	8,647.64 Sq.m	25.00%	R.G. provided on Ground	10,355.42 Sq.m	31.00 %	R.G. provided on Podium	7675.60 Sq.m	22.19 %	Total R. G.	18031.02 Sq.m.	52.13 of Balance plot are %
1	Total no of trees present in the proposed project site	488																									
2	Number of Trees to be cut	99 (29 dead including)																									
3	Number of Trees to be transplanted	166																									
4	Number of Trees retained	223																									
R.G. required on Ground as per BMC	8,647.64 Sq.m	25.00%																									
R.G. provided on Ground	10,355.42 Sq.m	31.00 %																									
R.G. provided on Podium	7675.60 Sq.m	22.19 %																									
Total R. G.	18031.02 Sq.m.	52.13 of Balance plot are %																									
Energy	<table border="1"> <thead> <tr> <th>Source</th> <th>Construction Phase</th> <th>Operation Phase</th> </tr> </thead> <tbody> <tr> <td>MSEDC L</td> <td>100 KW</td> <td>Total connected load – 18561KW Demand load in KW –9387 KW</td> </tr> </tbody> </table>	Source	Construction Phase	Operation Phase	MSEDC L	100 KW	Total connected load – 18561KW Demand load in KW –9387 KW																				
Source	Construction Phase	Operation Phase																									
MSEDC L	100 KW	Total connected load – 18561KW Demand load in KW –9387 KW																									

DG Sets	As required	2000 kVA (owner parking) 625 kVA (PPL)
---------	-------------	---

Energy saving measures

		Without Energy Efficiency measures		With Energy Efficiency measures		
Area	Remark	Total Load (kW)	kWH UNITS CONSUMED/DAY	Remark	Total Load (kW)	kWH UNITS CONSUMED/DAY
Common Area		573.73	2868.67		573.73	2868.67
Lighting Load	Using Fluorescent light (T8) with Copper ballasts	641.17	5193.49	Using CFL & T5 with Electronic ballasts	512.94	4154.79
External Lighting		30	312		25	260
Basement Ventilation	With Normal Drives	696	10,648.8	With Energy Efficient motors	599.10	9166.23
Pumps	With Normal Drives	221	2873	With Energy Efficient motors	181	2353
Total Units Consumed		2161.90	21895.95		1891.77	18802.69

Energy Savings	14%
----------------	-----

Total Energy Savings :14%  
 Compliance of the ECBC guidelines: (Yes/No) (If yes then submit compliance in tabular form)-No  
 Budgetary allocation (capital cost and O&M cost)



	<p>DG Set:  Number and capacity of the DG sets to be used:  DG for Emergency Services :capacity of  2000 kVA (owner parking)  625 kVA (PPL)  Type of fuel used: HSD</p>																																												
<p>Environmental Management plan  Budgetary Allocation:</p>	<p>During construction Phase</p> <table border="1" data-bbox="539 416 1423 1016"> <thead> <tr> <th>Sr. No</th> <th>Particulars</th> <th>Mitigation</th> <th>Cost (In Lakhs)</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Air Environment</td> <td>Water Sprinkling, Green Belt Development, Covered storage area, To continuously check the quality of environment parameters</td> <td>30</td> </tr> <tr> <td>2</td> <td>Water Environment</td> <td>Drainage with sedimentation tanks</td> <td>20</td> </tr> <tr> <td>3</td> <td>Good Health Practices</td> <td>Site Sanitation &amp; Health Care, To prevent spreading of any disease</td> <td>12</td> </tr> <tr> <td colspan="3">Total Cost</td> <td>62</td> </tr> </tbody> </table> <p>During Operation Phase</p> <table border="1" data-bbox="539 1088 1359 1585"> <thead> <tr> <th>Sr. No.</th> <th>Parameter</th> <th>Set Up Cost (Rs In lakhs)</th> <th>Operational &amp; Maintenance Cost (Rs In lakhs/yr )</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>STP</td> <td>185</td> <td>18.5</td> </tr> <tr> <td>2</td> <td>Rain water Harvesting</td> <td>3.50</td> <td>0.35</td> </tr> <tr> <td>3</td> <td>Landscape</td> <td>1090</td> <td>30</td> </tr> <tr> <td>4</td> <td>OWC</td> <td>27</td> <td>6</td> </tr> <tr> <td colspan="2">Total Cost</td> <td>1,306</td> <td>55</td> </tr> </tbody> </table> <p>Quantum and generation of Corpus fund and commitment:  After occupancy, Co-op societies will form. The societies will form federation.  The operation &amp; maintenance of environmental management facilities (EMF) shall be taken care by the developers for first three years  Afterwards, EMF shall be handed over to society/federation  Responsibility for further O &amp; M  Funds for recurring cost on EMP shall be generated from the owner of galas by specifically mentioning in the sale agreement</p>	Sr. No	Particulars	Mitigation	Cost (In Lakhs)	1	Air Environment	Water Sprinkling, Green Belt Development, Covered storage area, To continuously check the quality of environment parameters	30	2	Water Environment	Drainage with sedimentation tanks	20	3	Good Health Practices	Site Sanitation & Health Care, To prevent spreading of any disease	12	Total Cost			62	Sr. No.	Parameter	Set Up Cost (Rs In lakhs)	Operational & Maintenance Cost (Rs In lakhs/yr )	1	STP	185	18.5	2	Rain water Harvesting	3.50	0.35	3	Landscape	1090	30	4	OWC	27	6	Total Cost		1,306	55
Sr. No	Particulars	Mitigation	Cost (In Lakhs)																																										
1	Air Environment	Water Sprinkling, Green Belt Development, Covered storage area, To continuously check the quality of environment parameters	30																																										
2	Water Environment	Drainage with sedimentation tanks	20																																										
3	Good Health Practices	Site Sanitation & Health Care, To prevent spreading of any disease	12																																										
Total Cost			62																																										
Sr. No.	Parameter	Set Up Cost (Rs In lakhs)	Operational & Maintenance Cost (Rs In lakhs/yr )																																										
1	STP	185	18.5																																										
2	Rain water Harvesting	3.50	0.35																																										
3	Landscape	1090	30																																										
4	OWC	27	6																																										
Total Cost		1,306	55																																										

Traffic Management	Nos. of the junction to the main road & design of confluence: 2 Entry Exit from 30.5 Mt wide Road from east side of the plot Parking Details: Number and area of Basement:3 basement Number and area of podium:8 podium Area of PPL-69,181.16 sqm(required) 69,183.13 sqm(provided) Total No. of cars required: Residential Parking Required-3095 No's Residential parking provided =3096 No's Public parking Required=1384 No's Public parking Required=1384 No's Public Transport: Not Applicable III. Width of all Internal roads (m): Min 9.0 mt. wide road
--------------------	--

3. The proposal has been considered by SEIAA in its 87<sup>th</sup> 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 :

**General Conditions for Pre- construction phase:-**

- (i) This environmental clearance is issued subject to restricting the total built up area to 3,11,314.25 sq.m as approved by Local Planning Authority.
- (ii) This environmental clearance is issued subject to utilization of excess treated water.
- (iii) This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with respect to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any. Judgments/orders issued by Hon'ble High Court, Hon'ble NGT, Hon'ble Supreme Court regarding DCR provisions, environmental issues applicable in this matter should be verified. PP should submit exactly the same plans appraised by concern SEAC and SEIAA. If any discrepancy found in the plans submitted or details provided in the above para may be reported to environment department. This environmental clearance issued with respect to the environmental consideration and it does not mean that State Level Impact Assessment Authority (SEIAA) approved the proposed land use.
- (iv) PP to increase width of entrance and exit from 9m to 12m.
- (v) Occupation certificate shall be issued to the project only after ensuring availability of drinking water and connectivity of the sewer line to the project site.
- (vi) STP capacity shall be increased appropriately considering waste water generation.
- (vii) 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.
- (viii) PP has to abide by the conditions stipulated by SEAC & SEIAA.
- (ix) 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.

- (x) "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.
- (xi) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.

#### **General Conditions for Construction Phase-**

- (i) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche and First Aid Room etc.
- (ii) 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.
- (iii) 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.
- (iv) 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.
- (v) Arrangement shall be made that waste water and storm water do not get mixed.
- (vi) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- (vii) 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.
- (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) 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.
- (x) 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.
- (xi) 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.
- (xii) 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.
- (xiii) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.

- (xiv) 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.
- (xv) 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.
- (xvi) 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).
- (xvii) Ready mixed concrete must be used in building construction.
- (xviii) The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting equipments etc. as per National Building Code including measures from lighting.
- (xix) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xx) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xxi) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- (xxii) 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.
- (xxiii) 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.
- (xxiv) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
- (xxv) 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.

- (xxvi) 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.
- (xxvii) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
- (xxviii) 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.
- (xxix) Diesel power generating sets proposed as source of back up 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.
- (xxx) 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.
- (xxxii) 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.
- (xxxiii) 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 aspirational for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
- (xxxiv) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
- (xxxv) 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.
- (xxxvi) 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.
- (xxxvii) Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.

#### **General Conditions for Post- construction/operation phase-**

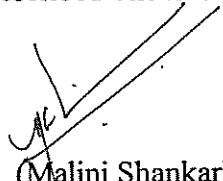
- (i) Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer 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.

- (ii) 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.
- (iii) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- (iv) A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
- (v) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
- (vi) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- (vii) 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.
- (viii) 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>.
- (ix) 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 1<sup>st</sup> June & 1<sup>st</sup> December of each calendar year.
- (x) 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.
- (xi) 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<sub>2</sub>, NO<sub>x</sub> (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.
- (xii) 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.
- (xiii) The environmental statement for each financial year ending 31<sup>st</sup> 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 Environmental 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 for a period of 7 years as per MoEF&CC Notification dated 29<sup>th</sup> 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 environmental clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1<sup>st</sup> Floor, D-, Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

  
(Malini Shankar)  
Member Secretary, SEIAA

**Copy to:**

1. Shri. R. C. Joshi, IAS (Retd.), Chairman, SEIAA, Flat No. 26, Belvedere, Bhulabhai desai road, Breach candy, Mumbai- 400026.
2. Shri. Johny Joseph, Chairman, IAS (Retd.). SEAC-II, Office of the Lokayukta and Upa-Lokayukta, New Administrative Building, 1<sup>st</sup> Floor, Madam Cama Road, Mumbai- 400 053.
3. Additional Secretary, MOEF, 'MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
4. The CCF, Regional Office, Ministry of Environment and Forest (Regional Office, Western Region, Kendriya Paryavaran Bhavan, Link Road No- 3, E-5, Ravi-Shankar Nagar, Bhopal- 462 016). (MP).
5. IA- Division, Monitoring Cell, MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.

6. Managing Director, MSEDCL, MG Road, Fort, Mumbai
7. Collector, Mumbai
8. Commissioner, Municipal Corporation Greater Mumbai, Mumbai.
9. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
10. Regional Office, MPCB, Mumbai.
11. Select file (TC-3)

(EC uploaded on 15/10/2015 )