भारत सरकार
GOVERNMENT OF INDIA
पर्यावरण, वन एवं जलवायु परिवर्तन मंत्रालय
MINISTRY OF ENVIRONMENT, FORESTS
& CLIMATE CHANGE

Regional Office (WCZ)
Ground Floor, East Wing
New Secretariat Building
Civil Lines, Nagpur - 440001
E-mail: apccfcentral-ngp-mef@gov.in

F.No:16-97/2007(ENV)/ Date:14.09.2017

To,

**Scientist 'D'**
**Member Secretary**
**IA Division (Infra-2)**
**Ministry of Environment, Forest & Climate Change**
**Indira Paryavaran Bhawan,**
**Aliganj, Jorbagh Road,**
**New Delhi-110003**

Sub: Environmental clearance granted for the construction of residential cum commercial complex at Byculla, Mumbai Maharashtra by M/s. Swayam Realty Ltd.

Ref:

1. MoEF letter no. 21-744/2006-IA-III dated 06.06.2007.

Sir,

I am directed to invite your kind attention on the above subject and letter under reference. Site inspection of residential cum commercial complex at Byculla, Mumbai Maharashtra by M/s. Swayam Realty Ltd. has been carried out on 09.09.2017. Monitoring report is enclosed herewith.

Ministry granted environmental clearance for the project vide letter dated 06.06.2007. As per the EIA Notification 2006, validity of EC expired in June 2012. PA did not apply for the revalidation of environmental clearance before expiry of validity of EC. As per the details provided construction of the project started in January 2014. Construction of the project is in progress. PA submitted application for the expansion of the project vide letter dated 16.06.2017.

**Following conditions were partially complied**:

**Specific Conditions**

**Construction Phase**:

**Condition no. ii**:

Ground water quality is not being monitored. PA submitted that there is no source of ground water at the project site.

**Condition no. viii**:

Day time noise levels found to be higher than the residential standards.

**General Conditions**

**Condition no. iv**:

PA is submitting six monthly compliance reports only from December 2014.

**Condition no.10**:

PA submitted that advertisement regarding grant of EC was made after receiving the EC. However, copy of advertisement was not provided.

This issues with the approval of APCCF (Central), Regional Office, Nagpur.

A. Suresh Kumar
14/09/17

Suresh Kumar Adapa
Scientist 'D'

**Encl: as above**

**Copy to:**

1. Director RO HQ, Ministry of Environment, Forest & Climate Change, Government of India, 1st Floor Agni Wing, Indira Paryavaran Bhawan, Jorbagh Road, New Delhi-110 003
2. Director (Monitoring Cell), Ministry of Environment, Forest & Climate Change, Indira Paryavaran Bhawan, Aliganj, Jorbagh Road, New Delhi-110003
3. M/s. Swayam Realtors and Traders LLP, Marathon Futurex, Mafatlal Mill Compound, N.M.Joshi Marg, Lower Parel, Mumbai-400013
4. Guard File

A. Suresh Kumar
14/09/17

Suresh Kumar Adapa
Scientist 'D'

**Monitoring the Implementation of Environmental Safeguards**
**Ministry of Environment, Forest & Climate Change**
**Regional Office (West Central Zone), Nagpur**
**Monitoring Report**
**Part – I**
**DATA SHEET**

| | | | | |
|---|---|---|---|---|
| 1. | Project type: River - valley/ Mining / Industry / Thermal / Nuclear / Other (specify) | | : | "Construction Project" |
| 2. | Name of the project | | : | Residential cum Commercial Complex at Byculla, Mumbai |
| 3. | Clearance letter ( s ) / OM No. and Date | | : | NO. 21-744/2006-IA-III, Dated : 6th June 2007 |
| 4. | Location | | | |
| | a. | District ( S ) | : | C.S. No. 1798, 1841, 16/1840 BYCULLA, MUMBAI – 400 013. |
| | b. | State ( S ) | : | Maharashtra. |
| | c. | Latitude/ Longitude | : | Latitude : 18° 58'25.42"N<br>Longitude : 72°49'52.53"E |
| 5. | Address for correspondence | | : | Mr. Urvesh Mehta (VP Projects)<br>M/s SWAYAM REALTORS AND TRADERS LLP.<br>702, Marathon Max, Mulund-Goregaon Link Road, Mulund (W), Mumbai – 400080.<br>Tel: (022) 67728484/ 67728450<br>FAX: (022) 25646008 |
| | a. | Address of Concerned Project Chief Engineer ( with pin code & Telephone / telex / fax numbers | : | Mr. Shinivas Ubdi<br>M/s SWAYAM REALTORS AND TRADERS LLP.<br>702, Marathon Max, Mulund-Goregaon Link Road, Mulund (W), Mumbai – 400080.<br>Tel: (022) 67728484/ 67728450<br>FAX: (022) 25646008 |
| | b. | Address of Executive Project: Engineer/Manager (with pin code/ Fax numbers ) | : | Mr. Murtuza Zaranwala<br>M/s SWAYAM REALTORS AND TRADERS LLP.<br>702, Marathon Max, Mulund-Goregaon Link Road, Mulund (W), Mumbai – 400080.<br>Tel: (022) 67728484/ 67728450<br>FAX: (022) 25646008 |
| 6. | Salient features | | : | |
| | a. | of the project | : | Residential cum Commercial Complex at Byculla. |
| | b. | of the environmental management plans | : | Construction Phase:<br>Rs. 72.00 Lakhs have been allocated for the entire construction period.<br>Operation Phase: |

| | | | | |
|---|---|---|---|---|
| | | | | Capital cost 579.00 lakhs<br>Recurring 88.00 Lakhs per annum. |
| 7. | Break up of the project area | | : | |
| | a. | submergence area forest & non-forest | : | Not Applicable |
| | b. | Others | : | • FSI area (sq. m.): 92024.00 Sq. m.<br>• Non FSI area (sq. m.): 70602.97 Sq. m.<br>• Total BUA area (sq. m.):162626.97 Sq. m. |
| 8. | Breakup of the project affected Population with enumeration of Those losing houses/dwelling units Only agricultural land only, both Dwelling units & agricultural Land & landless labourers/artisan | | : | Not Applicable. |
| | a. | SC, ST/Adivasis | : | Not Applicable |
| | b. | Others<br>(Please indicate whether these Figures are based on any scientific And systematic survey carried out Or only provisional figures, it a Survey is carried out give details And years of survey) | : | Not Applicable |
| 9. | Financial details | | : | |
| | a. | Project cost as originally planned and subsequent revised estimates and the year of price reference. | : | Project Cost: 143.97 Cr |
| | b. | Allocation made for environ-mental management plans with item wise and year wise Break-up. | : | Construction Phase:<br>Rs. 72.00 Lakhs have been allocated for the entire construction period.<br>Operation Phase:<br>Capital cost 579.00 lakhs<br>Recurring 88.00 Lakhs per annum. |
| | c. | Benefit cost ratio/Internal rate of Return and the year of assessment | : | -- |
| | d. | Whether ( c ) includes the Cost of environmental management as shown in the above | : | -- |
| | e. | Actual expenditure incurred on the project so far | : | 1650 LAKHS |
| | f. | Actual expenditure incurred on the Environmental Management plans so far. | : | 242 LAKHS |
| 10. | Forest land requirement | | | |
| | a. | The status of approval for | : | Not Applicable |

| | | | | |
|---|---|---|---|---|
| | | diversion of forest land for non-forestry use | | |
| | b. | The status of clearing felling | : | Not Applicable |
| | c. | The status of compensatory afforestation, if any | : | Not Applicable |
| | d. | Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far | : | Not Applicable |
| 11. | The status of clear felling in Non-forest areas (such as submergence area of reservoir, approach roads), it any with quantitative information | | : | Nil |
| 12. | Status of construction | | : | Building No – 1, wing A constructed till 20th floor |
| | a. | Date of commencement ( Actual and/or planned ) | : | 26th Jan 2014 |
| | b. | Date of completion ( Actual and/of planned ) | : | December 2022 |
| 13. | Reasons for the delay if the Project is yet to start | | : | -- |
| 14 | Dates of site visits | | : | |
| | a. | The dates on which the project was monitored by the Regional Office on previous Occasions, if any | : | Nil |
| | b. | Date of site visit for this monitoring report | : | Nil |
| 15. | Details of correspondence with Project authorities for obtaining Action plans/information on Status of compliance to safeguards Other than the routine letters for Logistic support for site visits ) | | : | -- |
| 16. | (The first monitoring report may contain the details of all the Letters issued so far, but the Later reports may cover only the Letters issued subsequently.) | | : | -- |

**Compliance status of conditions stipulated in environmental clearance granted for the construction of residential cum commercial complex at Byculla, Mumbai Maharashtra by M/s. Swayam Realty Ltd. granted by MoEF vide letter no. 21-744/2006-IA-III dated 06.06.2007.**

**Specific Conditions**

**Construction Phase:**

| S.No. | Condition | Compliance Status |
|---|---|---|
| i | All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase | **Complied**.<br>Drinking water, toilet connected to sewer lines, first aid room, medical facilities have been provided at work place.<br>Also temporary accommodation has been provided for 215 no.s of labour. Drinking water, toilet, bathrooms, first aid room, pest control, housekeeping facilities have been provided at the labour camp. |
| ii | 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. | **Partly complied**.<br>Soil quality is being monitored. Ground water quality is not being monitored. PA submitted that there is no source of ground water at the project site. |
| iii | Necessary approval to competent authority shall be taken from State Forest Department and Under Wildlife act 1972 before starting construction. | The project is located over 10 kms from Sanjay Gandhi National Park. |
| iv | A First aid room shall be provided at the project site both during construction and operation of the project | **Complied**.<br>First aid room has been provided at the project site. |
| v | Adequate drinking water and sanitary facilities should be provided for construction workers at the site. The safe disposal of waste water and solid waste generated during the construction phase should be insured. | **Complying with**.<br>Drinking water, toilet with connection to sewer lines has been provided.<br><br>Municipal solid waste generated at the labour camp is being handed over to collection vehicles of Municipal Corporation of Greater Mumbai. |

| | | |
|---|---|---|
| vi | Disposal of muck including excavated material during construction phase should not create any adverse effect on the neighboring communities and be disposed off taking the necessary precautions for general safety and health aspects of people | **Complied**.<br><br>As per the details provided, part of the excavated and demolition waste was used for leveling of the site. Also the excess material has been disposed off to the authorised sites as per the approval of Solid Waste Management Division of Brihan Mumbai Mahanagar Palika vide letter dated 23.01.2014. |
| vii | Diesel power generating sets used during construction phase should be of "enclosed type" to prevent noise and should conform to rules made under Environment (Protection) Act 1986, prescribed for air and noise emission standards. | As per the details provided, DG sets are not being used for construction due to continuous power supply. |
| viii | Ambient noise levels should conform to residential area standards both during day and night when measured at boundary wall of the premises. Incremental pollution load on the ambient air and noise quality should be closely monitored during construction phase. | **Partly complied**.<br>Ambient noise levels are being monitored during day and night times. As per the monitoring data, the air quality levels found to be within prescribed standards.<br>Day time noise levels found to be higher than the residential standards. |
| ix | Vehicles hired for bringing construction material at site should be in good condition and should have valid "Pollution Under Check" (PUC) certificate and to conform to applicable air and noise emission standards. | **Complying with**.<br>As per the details provided, vehicles with valid PUC are being allowed to enter the project site. |
| x | Construction spoils including bituminous material and other hazardous materials must not be allowed to contaminate water courses and the dump sites for such material must be secured so that they should not leach into the ground water. | As per the consent granted by MPCB, PA shall not generate any hazardous waste during construction phase. |
| xi | All hazardous waste generated during construction phase should be disposed of as per applicable Rules & norms with necessary approvals of the Maharashtra State Pollution Control Board | |
| x | 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 | **Complying with**.<br>Regular supervision of above measures is being carried out by site in-charge. |

**Operation Phase:**

Project is in construction phase. Photographs showing the construction are enclosed as **Annexure-1**.

**General Conditions**:

| S.No. | Condition | Compliance Status |
|---|---|---|
| i. | The environmental safeguards contained in the EIA report should be implemented in letter and spirit. | **PA agreed to comply with**. |
| ii. | Provision should be made for the supply of kerosene or cooking gas and pressure cooker to the labourers during construction phase | **Complying with**.<br>As per the details provided, cooking gas is being provided for the labourers. |
| iii. | All the laborers to be engaged for construction works should be screened for health and adequately treated before the issue of work permits. | **Complying with**.<br>As per the details provided, initial medical examination is being carried out before the issue of work permits. |
| iv. | 6 Monthly monitoring reports should be submitted to the Ministry and its regional Office. | **Partly complied**.<br>PA is submitting six monthly compliance reports only from December 2014. |
| 5. | Officials from the Regional Office of MOEF, Bhopal who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents /data by the project proponents during their inspection. A complete set of all the documents submitted to MOEF should be forwarded to the CCF, Regional Office of MOEF, Bhopal. | **PA agreed to comply with**. |
| 6. | In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry. | **PA agreed to comply with**. |
| 7. | The Ministry reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environment clearance under the provisions of the environment (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner. | **PA agreed upon**. |
| 8. | All other statutory clearance such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department (if required) etc. shall be obtained by project proponents from the competent authorities. | **Complied**.<br>Chief Fire Officer, Mumbai Fire Brigade, Municipal Corporation of Greater Mumbai (MCGM) vide letter dated 24.06.2014.<br>Airport Authorities of India granted |

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| | | |
|---|---|---|
| | | NOC for the project vide letter dated 24.12.2015. |
| 9. | A copy of the environmental clearance letter would be marked to the local NGO(s), if any, for their information. | PA submitted that no representation has been received from any NGO. |
| 10. | The project proponent should advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded environmental clearance and copies of clearance letters are available with the Maharashtra Pollution Control Board and may also be seen on the website of the Ministry of Environment and Forest at http://www.envfor.nic.in. the advertisement should be made within 7 days from the day of issue of the clearance letter and a copy of the same should be forwarded to the Regional office of this Ministry at Bhopal. | **Partly complied**.<br>PA submitted that advertisement regarding grant of EC was made after receiving the EC. However, copy of advertisement was not provided. |
| 11. | These stipulations would be enforced among others under the provisions of the Water (Prevention and control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) act 1981, the Environment (Protection) Act, 1986 and the Public Liability (Insurance) Act, 1991. | **PA agreed to comply with**. |
| 12. | The project authority will enter on to MOU with all Buyers of the property, shops etc. to ensure operation and maintenance of the assets handed over to the society formed by the residents/ owners of the buildings. | **PA agreed to comply with**. |
| 13. | 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 had started without obtaining environmental clearance | **PA agreed to comply with**. |

A. Suresh Kum
14/09/17

सुरेश कुमार अडापा
Scientist 'D'
SURESH KUMAR ADAPA
वैज्ञानिक 'डी'
SCIENTIST 'D'
पर्यावरण, वन एवं जलवायु परिवर्तन मंत्रालय
Ministry of Environment, Forest & Climate Change
क्षेत्रीय कार्यालय (पश्चिम मध्य क्षेत्र)
Regional Office (WCZ)
नागपुर/Nagpur-

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## Summary Note

1. **Implementation of Conditions**:

Site inspection of the project has been carried out on 09.09.2017. Ministry granted environmental clearance for the project vide letter dated 06.06.2007. As per the EIA Notification 2006, validity of EC expired in June 2012. PA did not apply for the revalidation of environmental clearance before expiry of validity of EC. As per the details provided construction of the project started in January 2014. Construction of the project is in progress. PA submitted application for the expansion of the project vide letter dated 16.06.2017.

**Following conditions were partially complied**:

**Specific Conditions**

**Construction Phase**:

**Condition no. ii**:

Ground water quality is not being monitored. PA submitted that there is no source of ground water at the project site.

**Condition no. viii**:

Day time noise levels found to be higher than the residential standards.

**General Conditions**

**Condition no. iv**:

PA is submitting six monthly compliance reports only from December 2014.

**Condition no.10**:

PA submitted that advertisement regarding grant of EC was made after receiving the EC. However, copy of advertisement was not provided.

2. **Review w.r.t to MOEFs letter dated 30.5.2012:**

The above mentioned report is prepared after site visit on 09.09.2017 for the expansion of environmental clearance granted for the construction of residential cum commercial complex at Byculla, Mumbai Maharashtra by M/s. Swayam Realty Ltd.

3. **Court Cases and show cause/closure notices:**

PA did not submit undertakings regarding court case and show cause/closure notices.

MPCB granted consent to establish vide letter no. BO/RO(HQ)/Mumbai/CE/CC-689 dated 05.11.2012.

A. Suresh Kumar 10/11/17

सुरेश कुमार अडेपा
SURESH KUMAR ADAPA
वैज्ञानिक 'डी'
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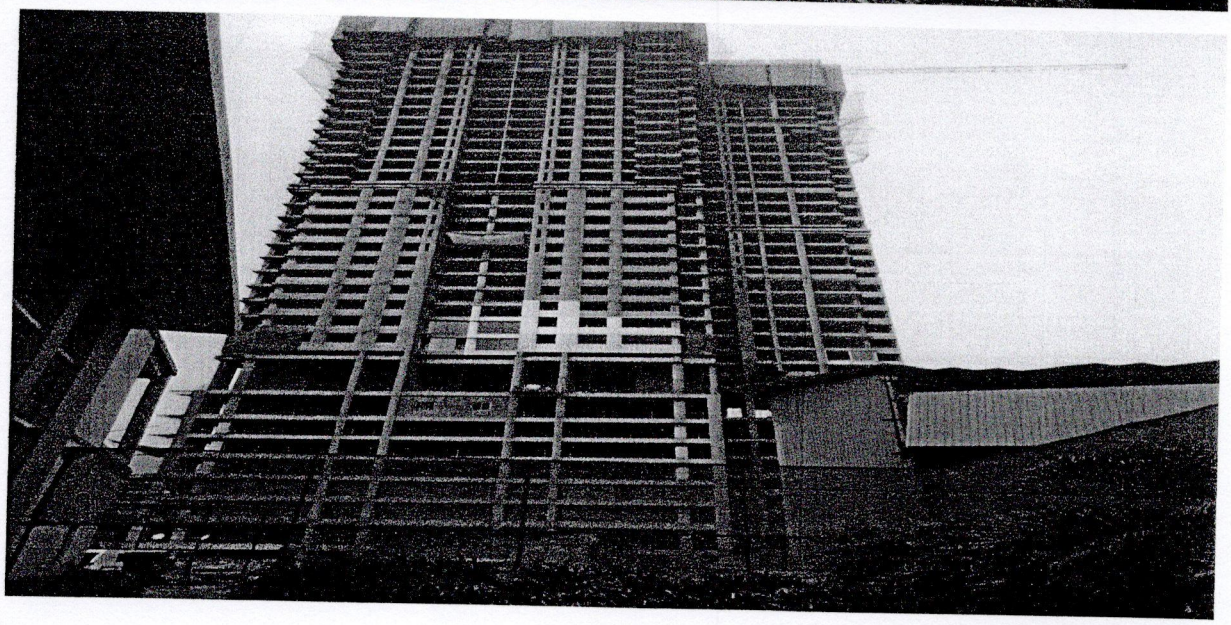
Regional Office (WCZ)
नागपुर/Nagpur-440001

Scientist 'D'

10/11

Annexure-1

## Site Photographs