Item No.10: Macrotech Developers Ltd. **(SIA/MH/MIS/63043/2021)**

Environmental Clearance for proposed expansion in EC No. SEAC-2013/CR-298/TC.1 dated 21.02.2015 for Residential Township project at village Hedutane, Antarli, Khoni, Kole and Umbroli, Mangaon, Gharivali, Katai, Tal: Kalyan, Dist: Thane by Macrotech Developers Ltd.

Introduction:

PP submitted the application for expansion in earlier EC for Integrated Residential Township project having total plot area of 55,39,590.50 Sq. Mtrs., Total Construction Area of 1,71,68,486.98 Sq. Mtrs. and FSI area of 1,16,17,253.00 Sq. Mtrs. PP proposes to construct 1,053 Nos. Residential Buildings, 41 Nos. Commercial buildings, and Public facilities viz. School, Health Centre, Community market, Town Hall, Fire Station, Cremation Ground, Transport Hub, Police Station, Club House, Retail Bldgs., Religious Structures, Post Office, Telephone Exchange and MLCP bldgs. etc as mentioned at Sr.no.5 of the project details.

Representative of PP was present during the meeting along with Environmental Consultant Mahabal Enviro Engineers Pvt Ltd. The details of project are as mentioned below:

Sr. No.	Description	Details					Unit
1	Plot Area	55,39,590.50					m^2
2	FSI Area	1,16,17,253.00					m^2
3	Non FSI Area	55,51,233.98					m^2
4	Total Built-up Area	1,71,68,486.98					m^2
5	No. of Buildings & Configuration	**Residential:**					-
		Zone	**Bldg. Type**	**Confg.**	**Height (m)**	**Nos. of bldgs.**	
		Zone 1	Type A1, A2, B1, B2 & B3	G +17	52.20	94	
			Type ASPI	G +20	66.15	04	
		Zone 2	Type A1, A2, C1, C2, B1.1, B2.1, B2.1A, B3.1, B4, B5, B6, B7	G +17	52.20	44	

Sr. No.	Description	Details					Unit
			Type E1LF, E2LF, E3LF, E4LF, E4MLF, E5LF, B6LF, C2LF	G+12	43.50	32	
			Type ASPI	G+21	69.30	04	
		Zone 3	Type A1, A2, C1, C2, B1.2, B3.2, B6	G+17	52.20	79	
			Type A1, A2, C1, C2, B1.2, B3.2, B6	G+17	52.20	79	
			Type F1 & F2	G+12	37.70	08	
		Zone 4	Type E1, E2	G+19	58.00	61	
			ASPI	G+20	60.90	08	
		Zone 5	Type E1 & E2	G+19	58.00	93	
		Zone 7	Type VI-A to C & E to J	G+12	37.70	09	
			Social Housing Development (JA-A to JA-I, OR-A to OR-O)	G+12	37.70	76	
		Zone 8	Type E1 & E2	G+19	58.00	48	
		Zone 9	Type E1 & E2	G+23	69.60	95	
		Zone 10	Type E2	G+23	69.60	20	
		Zone 11	Type E2	G+19	46.40	56	
		Zone 12	Type E2	G+26	78.30	112	
		Premier Land	Type E4 & E5	G+26	78.30	173	
			Serenity	G+27	88.20	10	

Sr. No.	Description	Details					Unit
			Type LQH E, LQH J, LQH I, LQH H, LQH G, LQH F	G+13	40.60	20	
5	No. of Buildings & Configuration	**Amenity & Non-Residential:** Office Bldgs.: G+16 Floors (41 Bldgs), Schools: G+5 Floors (20 Bldgs), Medical :G+4 (1 Bldg-100 beds), Community market (1 Nos.), Town Hall: G+2 (1 Nos.), Fire Brigade: 1 Nos., Cremation: 1 Nos., Bus Transport: 1 Nos., Police Station: 1 Nos., Electric Substation: 1 Nos., Clubs: G+1 Floors (9 Nos.), Retails: 62 Nos., Religious Structures: 8 Nos., Industrial Bldgs: 3 Nos., Post Office: 1 Nos., Telephone Exchange: 1 Nos., **Parking Towers:** MLCP: 19 Nos (14/16/18 levels).					
6	Nos. of flats and Commercial area	Residential: 1,64,817 Commercial area: 20,68,329					Nos. m^2
7	Total Population	11,31,672					Nos
8	Water requirement	1,13,801					KLD
9	Sewage generation	1,06,409					KLD
10	STP Capacity and STP technology	Total: 22 STPs of 1,10,275; MBR+MBBR					KLD
11	STP Location	Ground and Below ground level					-
12	Solid Waste Generation	Total: 449 (Biodegradable: 269; Biomethanation plant capacity: 220 & Composting Plants: 55) Non-biodegradable waste: 134 Tonnes/day Inert waste: 44 Tonnes/day (within project site)					TPD
13	RG Required & Provided	Green belt required: 11,07,649 & Green belt provided: 11,08,250 (Including Layout RG: 4,15,200, RG in Gardens, Parks, Play Ground: 6,93,050)					m^2
14	Power Requirement	430 (MSEDCL)					MW
15	Energy Saving (total)	Total: 19.7 (Solar: 18.5)					%
16	No. of DG Set and Capacity	Total: 3,35,840 (132 x 400 kVA, 32 x 500 kVA, 166 x 1600 kVA & 9 x 160 kVA)					kVA

Sr. No.	Description	Details	Unit
17	Parking 4W	4-wheeler: 1,02,311 2-wheeler: 2,90,514	Nos.
18	RWH details	Rain water Harvesting Tanks: 18.10 Invert bore holes: 617 Existing 2 Quarries: 106	ML Nos. ML
19	Project cost (Expansion)	Rs. 15,377.34	Cr
20	EMP Cost	Capital Cost: 280 Crs and O&M Cost: 42.5 Crs/yr	Rs.

Deliberation:

PP informed that project had obtained earlier EC from SEIAA, Maharashtra vide letter no. SEAC-2013/CR-298/TC.1 dated 19.06.2013 and subsequent amendment vide letter No. SEAC-2013/CR-298/TC.1 dated 21.02.2015 for the plot area of 37,00,665.00 Sq. Mtrs., FSI area of 62,91,130.00 Sq. Mtrs. and the total construction area of 1,06,95,078.00 Sq.Mtrs. PP also informed that as per EC, PP completed construction of 23,28,421.00 Sq.Mtrs. area (FSI area: 14,28,815 Sq.Mtrs.) on site till date & accordingly submitted architect certificate to that effect. PP further informed due to increase in plot area and BUA, they have proposed amendment and expansion in EC. The major particulars of the project are as shown below:

Sr. No	Particulars	Earlier EC vide No. SEAC-2013/CR-298/TC-01 dated. 21.02.2015	Proposed Amendment/Expansion	Remarks
1	Total Plot Area	37,00,665 m^2	55,39,590.5 m^2	18,38,925.5 m^2 plot area added
2	FSI Area	62,91,130 m^2	1,16,17,253 m^2	Increased due to increase in plot area and BUA
3	Non- FSI Area	44,03,948 m^2	55,51,233.98 m^2	
4	Total Construction area	1,06,95,078 m^2	1,71,68,486.98 m^2	
5	Building details	Residential Bldgs.: 1,184 Nos. Commercial Bldg. & Public Facilities viz. Pre-Primary School, Senior Secondary	Residential Bldgs.: 1,053 Nos. Office Bldgs.: G+16 Floors (41 Bldgs), Schools: G+5 Floors (20 Bldgs),	Increased

Sr. No	Particulars	Earlier EC vide No. SEAC-2013/CR-298/TC-01 dated. 21.02.2015	Proposed Amendment/Expansion	Remarks
		School, Hospital, Local Shopping, PHC, Play Ground, Community Hall, Police Station, Postal Service, Banks, Electric Substation, Transport Hub, University, Small Industrial Units, Hotels: 21 Nos., MLCPs: 13 Nos. etc.	Medical: G+4 (1 Bldg-100 beds), Community market (1 Nos.), Town Hall: G+2 (1 Nos.), Fire Brigade: 1 Nos., Cremation: 1 Nos., Bus Transport: 1 Nos., Police Station: 1 Nos., Electric Substation: 1 Nos., Clubs: G+1 Floors (9 Nos.), Retails: 62 Nos., Religious Structures: 8 Nos., Industrial Bldgs: 3 Nos., Post Office: 1 Nos., Telephone Exchange: 1 Nos., MLCPs: 19 Nos (14/16/18 levels).	
6	Tenement and commercial area details	Flats: 98,669 Nos. Commercial: 13,61,275 m^2	Flats: 1,64,817 Nos. Commercial: 20,68,329 m^2	Increased
7	Population	6,18,568 Nos.	11,31,672 Nos.	
8	Water Requirement	78,880 KLD	1,13,801 KLD	Increased due to increase in population
9	Sewage Generation	68,260 KLD	1,06,409 KLD	
10	STP details total	73,000 KLD (MBR)	1,10,275 KLD (MBR+MBBR)	Increased due to increase in population
11	Solid waste generation	Total: 297 TPD	Total: 449 TPD	Increased due to increase in population
		Biodegradable: 119 TPD Bio methanation Plant	Biodegradable: 269 TPD Bio methanation Plant	
		Non-Biodegradable: 149 TPD	Non-Biodegradable: 134 TPD	
		Inert waste: 29 TPD (to landfill site, Taloja)	Inert waste: 44 TPD (within project site)	

Sr. No	Particulars	Earlier EC vide No. SEAC-2013/CR-298/TC-01 dated. 21.02.2015	Proposed Amendment/Expansion	Remarks
12	Power Requirement	Demand Load: 356 MW	Demand Load: 430 MW	Increased due to increase in area
13	D.G set	29,000 kVA	3,35,840 kVA	
14	Green belt development	8,57,980 m^2	11,08,350 m^2	Increased due to increase in plot area.
15	Trees to be planted	46,250 Nos.	72,965 Nos.	Increased
16	Parking provided	2-wheeler: 23,700 Nos.	2-wheeler: 2,90,514 Nos.	Increased
		4-wheeler: 49,369 Nos.	4-wheeler: 1,02,311 Nos.	Increased

PP informed that the project will have 1,64,817 nos. of tenements, commercial area of 20,68,329 m^2 and Amenity area of 30,400 m^2. PP also informed that the project is accessible by 30 Mtr. wide Taloja Bypass Road, 30 Mtr. wide Kalyan-Shilphata Road and 60 Mtr. wide Dombivali – Badlapur Road.

PP informed that the proposal has received auto ToR from SEIAA Maharashtra vide letter No. SIA/MH/MIS/63043/2021 dated. 03.05.2021 for plot area of 55,39,590.5 Sq.Mtrs., FSI area of 1,16,17,253 Sq.Mtrs. and Total Construction area of 1,71,68,486.98 Sq.Mtrs. Accordingly, PP has submitted EIA report for appraisal.

The project proposal was discussed on the basis of presentation made and documents submitted by the proponent along with Environmental Consultant Mahabal Enviro Engineers Pvt. Ltd. All issues related to environment, including air, water, land, soil, ecology and biodiversity and social aspects were discussed. Committee noted that the project is under 8b (B1) category of EIA Notification, 2006. Consolidated statements, Form- 2, 1A, presentation & plans submitted are taken on the record.

<u>During discussion following points emerged:</u>

1. PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions thereunder as per the circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.

Member Secretary

Chairman

2. PP to obtain following NOCs as per latest amended plan:

   a) Water Supply; b) Sewer Connection; c) Storm Water Drain remarks; d) CFO NOC.

3. PP to prepare and submit carbon foot print report.

4. PP to provide mechanical gates/automatic gates to storm water drain outlets to avoid flooding of drains due to adjacent river.

5. PP to ensure that school buildings & Hospital buildings proposed in this project are as per provisions of Right to Education (RTE) & Clinical Establishment Act respectively.

6. PP to develop online monitoring system of air and other environmental factors/parameters within the project site & include the cost of same in EMP.

7. PP to obtain Consent to Operate and Consent to Establish from MPCB.

8. PP to submit design basis reports and other details of ETP.

9. PP to provide centrifuge decanter in STPs instead of filter press & accordingly revise design details of all STP's. PP to submit design basis report of all proposed STP's.

10. PP to submit design basis reports of bio- methanation plant. PP to submit detail plan for disposal of organic manure generated from bio- methanation plant.

11. PP to obtain PESO license for storage of HSD for DG sets as 339 Nos. of DG sets are proposed in this project.

12. PP to submit certified six-monthly compliance report of earlier EC from Regional Office, MOEF&CC, Nagpur.

Decision:

In view of above discussion and subject to compliance of above points, the proposal is recommended to SEIAA for grant of Environmental Clearance.

Member Secretary

Chairman