STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

SEAC-2014/CR-234/TC-1
Environment department
Room No. 217, 2nd floor,
Mantralaya Annexe,
Mumbai- 400 032.
Dated: 28 January, 2016

To,
M/s. Ascent Constructions Pvt. Ltd.
At- Village Chitalsar -Manpada,
Taluka & Dist. Thane

Subject: Environment clearance for amendment of "ACME OZONE" residential / commercial project with rental housing scheme of MMRDA at gut no.61/1 & 61/2, off Glady Alwares Road No.2, Manpada, Thane west by M/s Ascent Constructions P L.

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 38th 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 92nd meeting.

2. It is noted that the proposal is considered by SEAC-II under screening category 8(a) B2 as per EIA Notification 2006.

Brief Information of the project submitted by you is as-

Name of the Project	Amendment & Revalidation in "Acme Ozone" Residential cum project under Rental Housing Scheme
Project Proponent	Mr. Munish P. Doshi M/s. Ascent Constructions Pvt. Ltd
Consultant	Mr. H.K Desai Enviro Analysts & Engineers Pvt Ltd
Accreditation of the consultant(NABET Accreditation)	QCI NABET LIST for the Construction Project/ Area Development Project/Township: S.No. 47 of list of consultant with provisional accreditation. (Rev. 34 Sep. 07, 2015)
Type of Project:	Rental Housing project.
Location of the project	Land bearing Gut. No. 61/1/1, Gut. No. 61/1/2, 3, 4, 61/2/1, 2, 3 village Chitalsar -Manpada, Taluka & Dist. Thane.
Whether in Corporation/municipal/other area	Thane Municipal Corporation.
Applicability of	Thane Municipal Corporation (1991 amended till date)

<table>
<tr><td>the DCR</td><td></td></tr>
<tr><td>Note on the initiated work (if applicable)</td><td>Work Initiated as per EC received vide letter No. SEAC – 2010/CR. 33/TC-2 dated 20th March 2010</td></tr>
<tr><td>LOI/NOC from MMRDA/ TMC other approvals (If Applicable)</td><td>
<table>
<tr><td>Date</td><td>Approval</td><td>Vide Letter Nos.</td></tr>
<tr><td>18-Mar-2009</td><td>Locational Clearance</td><td>MMRDA/RHS/19/09/239</td></tr>
<tr><td>21-Dec-2009</td><td>Layout approval</td><td>MMRDA/RHD/RHS/19/09/257</td></tr>
<tr><td>23-Apr-2010</td><td>NOC for CC</td><td>MMRDA/RHS/19/09/188</td></tr>
<tr><td>26- Mar -2010</td><td>IOD / CC</td><td>V.P.No.88/142TMC/TDD/845</td></tr>
<tr><td>11-Jan-2011</td><td>Revised Layout CC</td><td>V.P.No.88/142TMC/TDD/474</td></tr>
<tr><td>5-Jul-2012</td><td>Revised MMRDA CC</td><td>V.P.No.88/142TMC/TDD/98</td></tr>
<tr><td>7-Aug-2013</td><td>Further CC</td><td>V.P.No.88/142TMC/TDD/97</td></tr>
<tr><td>25- Nov-2013</td><td>Further CC</td><td>V.P.No.88/142TMC/TDD/206</td></tr>
<tr><td>12-Dec-2014</td><td>Oakwood/ Ashwood O.C</td><td>V.P.No.88/142TMC/TDD/191</td></tr>
</table>
</td></tr>
<tr><td>Total plot area (Sq.mt)
Deductions
Net Plot Area</td><td>
<table>
<tr><th>Sr. no</th><th>Particulars</th><th>Area in Sq.mt</th></tr>
<tr><td>1</td><td>Area of Plot</td><td>54,500</td></tr>
<tr><td>2</td><td>Deduction</td><td>10,366.80</td></tr>
<tr><td>3</td><td>Net Plot Area</td><td>44,133.20</td></tr>
</table>
</td></tr>
<tr><td>Permissible FSI (Including TDR etc.)</td><td>4.00</td></tr>
<tr><td>Proposed Built Up Area(FSI & Non FSI)</td><td>
<table>
<tr><td>FSI Area (Sq.mt)</td><td>Non-FSI Area (Sq.mt)</td><td>Total BUA Area (Sq.mt)</td></tr>
<tr><td>1,66,724.45</td><td>1,95,111.59</td><td>3,61,836.04</td></tr>
</table>
</td></tr>
<tr><td>Ground Coverage Area (percentage of plot not open to sky)</td><td>Plot A – 20704.65 Sq.mt 69.88%
Plot B –5532.91 Sq.mt87.70%
MMRDA –10493.30 Sq.mt 76.90%</td></tr>
<tr><td>Estimated Cost of the project</td><td>Rs.822.22 Cr.</td></tr>
<tr><td>Number of Buildings &its configuration(s)</td><td>
<table>
<tr><td colspan="3">The above ground structures will comprise of:</td></tr>
<tr><td>Plot A</td><td>8 Buildings</td><td>Gr. + 2P + ST + 27Flr.</td></tr>
<tr><td>Plot B</td><td>2 Buildings</td><td>3P +ST +28 Flr</td></tr>
<tr><td rowspan="3">MMRDA 6 Bldg</td><td>Bldg No. 1</td><td>Gr./shops + 25th floor</td></tr>
<tr><td>Bldg No. 2</td><td>Stilt + 25th floor</td></tr>
<tr><td>Bldg No. 3,4,6</td><td>Gr./shops + 22nd floor</td></tr>
</table>
</td></tr>
</table>

		Bldg No. 5	Stilt + 23rd floor [Part]
Number of tenants and shops	PLOT A		
	Flats	1229 No's	
	Commercials	6 shops	
	Club house	1 No.	
	PLOT B		
	Flats	382 No's	
	Club house	1 No	
	MMRDA		
	Flats	2454 No's	
	Commercial	48 shops	
	Balwadi	2 No's	
	Society Office, Manager Room	11 No's	
	Welfare Centre	3 No's	
Number of expected residents / users	PLOT A	8035	
	PLOT B	2300	
	MMRDA	12,534	
Tenant density per hector	755 Tenements / hector		
Height of Building(s)		Buildings	Building height
	Plot A	8 Buildings	91.80mt
	Plot B	2 Buildings	90.95 mt
	MMRDA 6 Bldg	Bldg No. 1	76.30 mt
		Bldg No. 2	73.40mt
		Bldg No. 3,4,6	67.60mt
		Bldg No. 5	67.60mt
Right of way (Width of the road from the nearest fire station to the proposed building(s))	20 m wide D.Proad passing through plot. 10 m Wide D.P road		
Turning radius	7.00 m		
Existing Structure (s)	Work has initiated as per EC received vide letter SEAC- 2010/ CR.33/ TC.2 dated 10th March 2010.		
Details of the demolition with disposal (If applicable)	N.A		
Total Water Requirement	Dry Season; Source : TMC/ STP Treated water		
	Particulars	Qtyin KLD	
	Fresh Water	PLOT A: 555 KLD PLOT B: 185 KLD MMRDA: 1109	
	Recycled Water	PLOT A:305 KLD PLOT B:110 KLD	

		MMRDA:564 KLD
	Total Water Requirement	1958 KLD
	Fire Fighting (Cum)	PLOT A: 500 cum PLOT B: 500 cum MMRDA: 1000 cum
	Swimming pool makeup	2.5 cum
Rain Water Harvesting (RWH)	Level of Ground Water Table	6 M
	Size, No and Quantity of RWH tank (s)	5 nos 90cum For Plot A & 4 nos 81cum For MMRDA
	Location of the RWH tank(s)	Ground level
	Recharge pits	13 recharge pits
	Budgetary allocation (Capital cost and O&M cost)	
	Capital cost	Rs. 100 lakhs
	O & M cost	Rs. 5.00 Lakhs/ year
UGT tanks	Location(s) of the UG tank(s) : Below ground level	
Strom water drainage	Natural water drainage pattern	
	Quantity of storm water	11935 Cum
	Size of SWD	3230 x 600 mm
Sewage & Waste Water	Sewage generation	PLOT A –751 KLD PLOT B - 241 KLD MMRDA –1550 KLD
	STP Technology	MBBR Technology
	Capacity of STP	PLOT A –751 Cum PLOT B - 242 Cum MMRDA –1550 Cum
	Location of the STP	Ground level
	DG sets (during emergency)	PLOT A – 1010KVA (1 NO) & 750KVA (2NOS) Plot B – 500kVA – 1 Nos MMRDA – 630 kVA- 2No
	Budgetary allocation (capacity cost and O&M cost):	
	Capital cost	2.60 Cr
	O & M Cost	15 Lakhs
Solid Waste Management	Waste generation in the Pre-Construction and Construction phase Waste generation: Quantity of the top soil to be preserved: Used for Landscaping. Disposal of the construction waste debris:	
	Waste generation in the operation phase:	
	Particulars	Quantity (Kg/day)
	Bio Degradable Waste	PLOT A – 1479 Kg/day PLOT B - 478 Kg/day MMRDA –3700 Kg/day
	Non Bio Degradable waste	PLOT A – 993 Kg/day MMRDA –2498 Kg/day
	Total Waste	PLOT A – 2472 Kg/day PLOT B - 477 Kg/day

<table>
<tr><td></td><td colspan="2"></td><td>MMRDA –6198 Kg/day</td></tr>
<tr><td></td><td colspan="2">E-waste</td><td>NA</td></tr>
<tr><td></td><td colspan="2">Hazardous waste</td><td>NA</td></tr>
<tr><td></td><td colspan="2">Biomedical waste</td><td>NA</td></tr>
<tr><td></td><td colspan="3">Mode of Disposal of Waste:
Dry waste: Will be hand over to Local Recyclers
Wet Waste: Will be processed in the OWC. manure obtained shall be used for landscaping / Gardening, Excess manure shall be sold to nearby end users
E-Waste: NA
Hazardous Waste: NA
Biomedical Waste: NA
STP Sludge (Dry Sludge): to be used as manure & replacement of saw dust for OWC</td></tr>
<tr><td></td><td colspan="3">Area Requirement:
Location(s) and total area provided for the storage and treatment of the solid waste: Located at Podium level
Budgetary allocation (capital cost and O&M cost)
Capital Cost: Rs. 81 Lacs
O & M Cost : Rs. 7.5 Lacs</td></tr>
<tr><td>Green Belt Development</td><td colspan="3">RG area under green belt:
RG on the ground : 3190 Sq.mt
RG on the podium: 4046 Sq.mt
Total RG Area :7236 sq.mt

Plantation:
• Number and list of trees species to be planted in the ground RG: 377 Nos.
• Number of shrubs and bushes species to be planted in the RG: 216 Nos.
Number and list of trees species to be planted around the border of nallah/stream/pond (if any): NA.
Number, size, age and species of trees to be cut, trees to be transplanted:
Existing Trees: 84 NOS
Trees to Be Cut: 50 NOS
Trees to be transplanted: 30 NOS
Trees to be retain: 4 NOS
New Trees to be planted: 50x5 = 250 NOS
NOC for the tree cutting /transplantation / compensatory plantation, if any:
NOC received.

Budgetary allocation (Capital cost and O&M cost)
Capital Cost: Rs.20.00 lakhs
O & M Cost: Rs. 5.00 lakhs</td></tr>
<tr><td>Energy</td><td colspan="3">Power Supply:
<table>
<tr><td>Sr. No.</td><td>PLOT DETAILS</td><td>MAX DEMAND LOAD</td></tr>
<tr><td>1</td><td>PLOT A</td><td>8684.73 Kw</td></tr>
<tr><td>2</td><td>PLOT B</td><td>1503.33 Kw</td></tr>
<tr><td>3</td><td>MMRDA</td><td>5144.70 KW</td></tr>
</table>
<table>
<tr><td>Sr. No.</td><td>PLOT DETAILS</td><td>CONNECTED LOAD</td></tr>
<tr><td>1</td><td>PLOT A</td><td>25848.50 Kw</td></tr>
</table></td></tr>
</table>

2	PLOT B	2833.30 Kw
3	MMRDA	Kw

Source: MSEDCL.

Energy saving by non-conventional method:

Energy saving measures:

-	Area	Per day unit consumption	Saving percentage	Per day unit consumption with savings	Savings in units
A	Savings due to lamp				
1	Common area lighting	1,140	35	741	399
2	Street lighting / landscape lighting	504	35	328	176
3	Apt & commercial lighting app - 0.75 KW - CFL	17,792	35	11,565	6,227
B	Savings due to electronic ballast				
1	Common area lighting	1,140	18	935	205
2	Street lighting / landscape lighting	504	18	413	91
3	Apt lighting app - 0.75 KW - CFL	17,792	18	14,590	3,203
D	Savings due to solar lighting	-			
	Providing 25% of street lighting on solar				
1	Street lighting / landscape lighting	504	25	378	126
D	Solar water Heater	1.5	4,065	0.5	3,049
E	Savings due to capacitors for common area load and club house load - Annexure attached				1,991
	Therefore Average KWH/Day Saving:				15,467

	Therefore Average KWH/Annum Saving:				5,645, 281
	AVERAGE ANNUAL ENERGY SAVINGS IN %:				22.35 %

Details calculations & % of saving: 22.35%

Compliance of the ECBC guidelines: - -

Budgetary allocation (capital cost and O&M cost) –
Capital Cost : Rs 150.00 lakhs
O & M Cost :Rs. 5.00 lakhs

DG Set:
Number and capacity of DG sets to be used:

Sr. No.	PLOT DETAILS	DG SET
1	PLOT A	1 No - 1010Kva 2Nos - 750 KVA
2	PLOT B	1Nos - 500Kva
3	MMRDA	2 NOs – 630 Kva

Type of fuel used: HSD.

Environmental Management plan Budgetary Allocation

Construction phase(with Break – up) –
Capital cost:
O & M cost (please ensure manpower and other details):
CONSTRUCTION PHASE

Sr. No.	Parameter	Total cost in Lakhs / annum
1	Water for Dust Suppression	1.5
2	Site Sanitation & Safety	4
3	Environmental Monitoring	2.7
4	Disinfection	1
5	Health Check up	4
Total Cost		13.2

Setting Up Cost for Services

Sr. No.	Method Adopted	Setting-up Cost (in Lakhs)
1	STP Cost	260
2	Rain water harvesting	100.0
3	Environmental Monitoring	1.2
4	Energy Saving	150.00
5	Gardening	20.0
6	Cost for Treatment of biodegradable garbage in OWC	90

	Total 621.2 Operation Phase (with Break-up)- Capital cost: Refer Table below O & M cost (please ensure manpower and other details): Refer Table below Sr. No. | Method Adopted | Operational & Maintenance Cost (Rs In lakhs/yr) 1 | STP Cost | 15.00 2 | Rain water harvesting | 5.00 3 | Environmental Monitoring | 0.85 4 | Energy Saving | 5.00 5 | Gardening | 5.0 6 | Cost for Treatment of biodegradable garbage in OWC | 13.5 Total | | 44.35 Quantum and generation of Corpus fund and commitment: Project proponent shall operate and maintain Environment Management Services till the society is formed. Responsibility for further O &M: While handing over Environmental Management Facilities M.O.U. shall be made with society to accept responsibility of further O & M of Environment Management Services.
Traffic Management	No of the junction to the main road & design of confluence: Entries & Exit: Plot A – 2 NOS Plot B – 2NOS MMRDA - 2 NOS Vehicular Entries & Exits Roads: Plot A – 2 NOS Plot B – 2NOS MMRDA - 2 NOS Parking Details: Total Parking area: 50642.89mt. (excluding service area) 2-Wheelar: 1900 nos. 4-Wheeler: 2631 Nos. Public Transport: NA Width of all Internal roads (m): 6.00 m wide internal roads.
CRZ/RRZ Clearance obtain, if any	NA

Distance from Protected Area /Critically Polluted Area/ Eco-sensitive areas /inter - State boundaries	SGNP-2.48 KM

Comparative changes due to proposed expansion is as below:-

Sr. No	DESCRIPTION	As Per Earlier Ec Obtained On 20th March 2010		Proposed Amendment / Modification	
1	TOTAL PLOT AREA	54,500 Sq.Mt		54,500 Sq.Mt	
2	FSI AREA	Plot A	1,03,281.80 Sq.Mt	Plot A	95384.32 Sq.Mt
		Plot B (Oakwood & Ashwood)	29,117.80 Sq.Mt	Plot B (Oakwood & Ashwood)	27221.25 Sq.Mt
		Mmrda	44,108.62 Sq.Mt	Mmrda	44,118.88sq.Mt
		Total	1,76,508.22 Sq.Mt	Total	1,66,724.45 Sq.Mt
3	NON FSI AREA	Plot A	1,18,719.61 Sq.Mt	Plot A	1,39,005.56 Sq.Mt
		Plot B (Oakwood & Ashwood)	31,296.34 Sq.Mt	Plot B (Oakwood & Ashwood)	32,864.30 Sq.Mt
		Mmrda	25,135.57 Sq.Mt	Mmrda	23,241.73 Sq.Mt
		Total	1,75,151.52 Sq.Mt	Total	1,95,111.59 Sq.Mt
4	TOTAL CONSTRUCTION AREA	Plot A	2,22,001.41 Sq.Mt	Plot A	2,34,389.88 Sq.Mt
		Plot B (Oakwood & Ashwood)	60,414.14 Sq.Mt	Plot B (Oakwood & Ashwood)	60,085.55 Sq.Mt
		Mmrda	69,244.19 Sq.Mt	Mmrda	67,360.61 Sq.Mt
		Total	3,51,659.74 Sq.Mt	Total	3,61,836.04 Sq.Mt

Sr. No	Description	As Per Earlier Ec Obtained On 20th March 2010		Proposed Amendment / Modification	
5	Bldg Configuration	Plot A		Plot A	
		6 Buildings	3p +St +30 Flr	8 Buildings	Gr. + 2p + St + 27 Flr.
		2 Buildings	3p/Gr. +1shops + St+30 Flr	--	--
		1 Shopping Building	Gr. + 1st Flr	--	Retail Shops On Ground Floor
		Plot B			
		2 Buildings	3p +St +30 Flr	2 Buildings	3p +St +28 Flr
		Mmrda			
		7 Buildings	Shop/St+21 Flr	Bldg No. 1	Gr./Shops + 25th Floor
				Bldg No. 2	Stilt + 25th Floor
				Bldg No. 3,4,6	Gr./Shops + 22nd Floor
				Bldg No. 5	Stilt + 23rd Floor [Part]
6	No Of Tenements	Plot A	No's	Plot A	
		Flats	1360 No's	Flats	1229 No's
		Commercial	70 Shops	Commercial	6 Shops
		Club House	1 No.	Club House	1 No.
		Plot B		Plot B	
		Flats	410 No's	Flats	382 No's
		Club House	1 No.	Club House	1 No

Sr. No	Description	As Per Earlier Ec Obtained On 20th March 2010		Proposed Amendment / Modification	
6	No Of Tenements	Mmrda		Mmrda	
		Flats	2361 No's	Flats	2454 No's
		Commercial	85 Shops	Commercial	48 Shops
7	Building Height	Plot A	Height (Mt) From Gr. Lvl	Plot A	Height (Mt) From Gr. Lvl
		6 Buildings		8 Buildings	91.80 Mt

		2 Buildings		--	--
		1 Shopping Building		--	--
		Plot B	Height (Mt) From Gr. Lvl	Plot B	Height (Mt) From Gr. Lvl
		2 Buildings		2 Buildings	90.95 Mt
		Mmrda	Height (Mt) From Gr. Lvl	Mmrda	Height (Mt) From Gr. Lvl
		7 Buildings		Bldg No. 1	76.30 Mt
				Bldg No. 2	76.30 Mt
				Bldg No. 3,4,6	67.60 Mt
				Bldg No. 5	67.60 Mt
8	Expected Users	Plot A	1360 X 5= 6800 70 X 3 = 210	Plot A	1229 X 5 = 6145 6 X 3= 18
		Plot B	410 X 5= 2050	Plot B	382 X 5 = 1910
		Mmrda	2361 X 5 = 11805 85 X 3= 255	Mmrda	2454 X 5 = 12,270 48 X 3= 144

9	Parking Provisions	PLOT A + B	4 wheeler - 1972 Nos	PLOT A + B	4 wheeler - 2631 Nos
			2 wheeler – 338 Nos		2 wheeler - 1900 Nos
10	Green Belt Development	R.G Area	7576.41 sq.mt	R.G Area	7236.00 sq.mt

3. The proposal has been considered by SEIAA in its 92nd 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 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.

(ii) E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2011.

(iii) Occupation certificate shall be issued to the project by Local Planning Authority only after ensuring availability of drinking water and connectivity of the sewer line to the project site.

(iv) PP shall be ensured that no sewage, waste or trash is dumped into any adjacent water body, Nalla or strom water drain etc. and in case if a violation is noticed, MSEDCL shall disconnect the power supply

(v) 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.

(vi) PP has to abide by the conditions stipulated by SEAC & SEIAA.

(vii) 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.

(viii) "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.

(ix) 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 affluent, 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 affluent, 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.

(xxxi) 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.

(xxxii) 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.

(xxxiii) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.

(xxxiv) 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.

(xxxv) 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.

(xxxvi) 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 1st June & 1st 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_2, NOx (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 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.

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 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 environmental 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.

(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 New Up- Lokayukta, New Administrative Building, 1st floor, Madam Cama Road, Mumbai.

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, Thane.

8. Commissioner, Thane Municipal Corporation (TMC)

9. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.

10. Regional Office, MPCB, Thane

11. Select file (TC-3)

(EC uploaded on 28/01/2016)