File No.SIA/MH/INFRA2/428927/2023

Goverment of India

State Level Environment Impact Assessment Authority

Maharashtra

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To,

M/s ACME HOUSING INDIA PRIVATE LIMITED
Acme Ghar, 19 K D road, Off V M road. Vile Parle West Mumbai 400506,
Mumbai (Suburban)-400506
Maharashtra

Tel.No.-; Email:geeta.sawant@lodhagroup.com

Sub. Terms of Reference to the Proposed expansion of "Acme Ozone"-Residential cum Commercial Project at Land bearing Gut no 61/1/1, Gut no 61/1/2,3,4, 61/2/1,2,3 at Village Chitalsar - Manpada, Taluka & District Thane by M/s. Acme Housing India Pvt. Ltd. (formerly known as M/s. Ascent Constructions Pvt. Ltd), Acme Ghar, 19 K D road, Off V M road. Vile Parle West Mumbai 400506

Dear Sir/Madam,

This has reference to the proposal submitted in the Ministry of Environment, Forest and Climate Change to prescribe the Terms of Reference (TOR) for undertaking detailed EIA study for the purpose of obtaining Environmental Clearance in accordance with the provisions of the EIA Notification, 2006. For this purpose, the proponent had submitted online information in the prescribed format (Form-1) along with a Pre-feasibility Report. The details of the proposal are given below:

1. Proposal No.:	SIA/MH/INFRA2/428927/2023
2. Name of the Proposal:	Proposed expansion of “Acme Ozone”- Residential cum Commercial Project at Land bearing Gut no 61/1/1, Gut no 61/1/2,3,4, 61/2/1,2,3 at Village Chitalsar - Manpada, Taluka & District Thane by M/s. Acme Housing India Pvt. Ltd. (formerly known as M/s. Ascent Constructions Pvt. Ltd)
3. Category of the Proposal:	INFRA-2
4. Project/Activity applied for:	8(b) Townships and Area Development projects.
5. Date of submission for TOR:	26 May 2023

Date : 26-05-2023

Shri Pravin C. Darade , I.A.S.
(Secretary, Environment & Climate change Department (MH))

Office : **217, 2nd Floor, Annexe Building, Mantralaya, mumbai-400032.**
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Note : This is auto tor granted letter.

In this regard, under the provisions of the EIA Notification 2006 as amended, the Standard TOR for the purpose of preparing environment impact assessment report and environment management plan for obtaining prior environment clearance is prescribed with public consultation as follows:

ACTIVITY 8(b)- TOWNSHIP AREA & DEVELOPMENT PROJECTS

STANDARD TERMS OF REFERENCE FOR CONDUCTING ENVIRONMENT IMPACT ASSESSMENT STUDY FOR TOWNSHIP/ AREA DEVELOPMENT PROJECTS AND INFORMATION TO BE INCLUDED IN EIA/EMP REPORT

I. Project Details

i. Need and benefits of the project.

ii. Submit data for built-up area for each building, the use and occupancy classification in line with NBC 2016 also to be indicated [for differential functional requirements].

iii. The cost of the Project (capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.

II. Land Environment

iv. Examine details of land use as per Master Plan and land use around 10 km radius of the project site. Analysis should be made based on latest satellite imagery for land use with raw images. Check on flood plain of any river.

III. Land acquisition and R&R

i. Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/villages and present status of such activities.

IV. Environmental Monitoring and Management

ii. Examine baseline environmental quality along with projected incremental load due to the project.

iii. Environmental data to be considered in relation to the project development would be (a) land, (b) groundwater, (c) surface water, (d) air, (e) bio-diversity, (f) noise and vibrations, (g) socio economic and health.

iv. Submit Roles and responsibility of the developer etc for compliance of environmental regulations under the provisions of EP Act.

v. Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan with cost and parameters.

vi. Possible carbon footprint contribution from each activities and mitigation measures proposed shall be included as part of Environment Management Plan.

V. Drainage

vii. Submit a copy of the contour plan with slopes, drainage pattern of the site and surrounding area. Any obstruction of the same by the project.

VI. Forest

viii. Submit the details of the trees to be felled for the project, if any .

ix. Submit the present land use and permission required for any conversion such as forest, agriculture etc.

VII. Water Environment

x. Ground water classification as per the Central Ground Water Authority.

VIII. Water Management

xi. Examine the details of Source of water, water requirement, use of treated waste water and prepare a water balance chart.

xii. Rain water harvesting proposals should be made with due safeguards for ground water quality.

xiii. Maximize recycling of water and utilization of rain water. Examine details.

xiv. Examine soil characteristics and depth of ground water table for rainwater harvesting.

xv. Permission from CGWA for abstraction of groundwater, if any, including dewatering during basement excavation.

IX. Waste Management

xvi. Examine details of solid waste generation treatment and its disposal.

xvii. Construction & Demolition Waste Management Plan shall be prepared as part of EMP providing details of demolition activities involved along with quantification and disposal mechanism.

X. Energy Requirements

xviii. A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project.

xix. Examine and submit details of use of solar energy and alternative source of energy to reduce the fossil energy consumption. Energy conservation and energy efficiency.

xx. DG sets are likely to be used during construction and operational phase of the project. Emissions from DG sets must be taken into consideration while estimating the impacts on air environment.

XI. Road and Traffic

xxi. Examine road/rail connectivity to the project site and impact on the traffic due to the proposed project. Present and future traffic and transport facilities for the region should be analysed with measures for preventing traffic congestion and providing faster trouble free system to reach different destinations in the city.

xxii. A detailed traffic and transportation study should be made for existing and projected passenger and cargo traffic.

xxiii. Examine the details of transport of materials for construction which should include source and availability.

XII. Disaster Management Plan

xxiv. Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster. This should cover details of vulnerabilities due to natural and manmade hazards (earthquake, flooding, cyclone, landslides, fire etc.) and details of disaster mitigation efforts for buildings and infrastructure through structural sufficiency and Fire and Life Safety compliance in line with National Building Code NBC, 2016.

XIII. Court Cases

xxv. Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given.

XIV. Miscellaneous

xxvi. Any further clarification on carrying out the above studies including anticipated impacts due to the project and mitigative measure, project proponent can refer to the model ToR available on Ministry website "http://moef.nic.in/Manual/Townships".