Item No 12: As per terms & conditions no.(xiviii)of earlier EC. No. SEAC-II010/CR 488/TC-II,dtd.21/1/2011, Fresh proposal due to change in the scope of construction project " Lodha Eternis " on plot bearing CTS No.67,74,78,75 & 80 of village Mulgaon, Andheri(East), Mumbai

PP requested to postpone the project. Hence the project is deferred.

Item No 13: Proposed construction of residential township on plt bearing S.No. 28/2A...48/2 of village Antarli, S.No. 32/1...154 of village Khoni, S.No.49/1.....266/2 of village Hedutane, Tal.Kalyan, Dist.Thane

The proposal was discussed on the basis of the draft ToR as presented by the PP. All issues related to environment, including air, water, land, soil, ecology and biodiversity and social aspects were discussed.

After discussion, ToR presented by PP was approved subject to compliance of the following:

Since, the proposed project is township project in 363 hectares, PP to prepare model township plan taking in to consideration the following points.

1. PP to provide adequate water storage and RWH for creating their own source of water in addition to water supply from other water supplying authorities.
2. PP to provide adequate facilities for Trade and Commercial purpose as well as for Wholesale and retail industries.
3. PP to create adequate job opportunities in the township by setting up commercial hubs.
4. PP to provide the infrastructural facilities like road, SWD, water supply, sewer lines with its connectivity to the adjoining areas for smooth functioning.
5. PP to also provide infrastructure like school, bus stops, maternity homes, hospitals, dispensaries, Cremation places, garden and other recreation facilities.
6. PP to set up the infrastructural facilities for Solid waste collection, transportation, treatment and disposal. PP to provide notified locations for landfill sites and also to provide the places for transfer stations in case, the process remediates and inert are send to the common landfill sites.

7. PP to provide fire fighting system comprising fire stations, locations etc.
8. PP to follow standard ToR for township projects in addition to the general ToR exhibit as "Annexure A" .

Annexure-A : Terms of references

Site analysis

(i) Examine in detail the present status of the project site, site clearance strategy, debris quantification, segregation of the demolition waste and quantification, disposal strategy in consonance with the prevailing rules.

(ii) Submit development strategy, phasing of the project along with infrastructure and facilities / utilities. Detailed total station map indication plot boundary, construction area boundary, green area boundary,

(iii) Submit excavation details, quantity of excavated material, top soil quantity and its preservation.

(iv) Examine in detail the site with reference to impact on infrastructure covering water supply, storm water drainage, sewerage, power, etc., and the disposal of treated/raw wastes from the complex on land/water body and into sewerage system.

(v) Examine in detail the carrying capacity of existing sewer line, drains etc.

(vi) Examine details of land use around 2 km radius of the project site. Analysis should be made based on latest satellite imagery for land use with raw images.

(vii) Study and submit details of environmentally sensitive places, rehabilitation of communities and present status of such activities.

(viii) Examine baseline environmental quality along with projected incremental load due to the project. Environmental data to be considered in relation to the community development would be (a) land, (b) groundwater, (c) surface water, (d) air, (e) bio-diversity, (f) noise due to the traffic, (g) socio economic and health etc.

(ix) Study the socio-economic situation of the project area and its surroundings and their impact on the project design and operation. Socio impact Assessment studies (SIA) shall be carried out specific to the project area. PP shall take into confidence / consent people residing in the project and surrounding area and objections / suggestions if any received may be submitted to SEIAA / SEAC-II.

(x) Examine topography rainfall pattern, soil characteristics, and soil erosion.

(xi) Study the hydrological and geo-hydrological conditions of the project area. Including a contour plan indicating slopes and showing drainage pattern and outfall. Examine in detail the carrying capacity of existing storm water drainage line. Possibility of flooding in and around the project site.

(xii) Storm water drainage and outfall may be described through contour map and

slopes of the project area and its surroundings.

Water

(xiii) Examine the details of water requirement, use of treated waste water and prepare a water balance chart.

(xiv) Rain water harvesting proposals should be made with due safeguards for ground water quality, aquifer level, soil permeability, justification for suitable / appropriate rain water harvesting method and details of the selected option indicating locations on the project map.

(xv) Maximize recycling of water and utilization of rain water. Examine details.

(xvi) Examine soil characteristics and depth of ground water table for rainwater harvesting.

(xvii) STP and water treatment plant should not be near each other. Indicate their locations with area details on the map. Also provide justification for the technology selected on the site and examine sustainable operation of the infrastructure.

Solid Waste Management

(xviii) Examine details of Solid waste generation, type and quantity, treatment and its disposal.

(xix) Common facilities for waste collection, treatment, recycling and disposal (all effluent, emission and refuse including MSW.)

(xx) Examine the location of solid waste treatment and disposal sites.

Flora and fauna

(xxi) Study the existing flora and fauna of the area and the impact of the project on them.

Energy

(xxii) Since the project is a building construction and area developmental activities, examine electrical load, energy conservation measures etc. and saving in energy.

(xxiii) Examine and submit details of use of solar energy and alternative source of energy to reduce the energy consumption.

(xxiv) 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. Examine and submit details.

(xxv) Provide for conservation of resources, energy efficiency and use of renewable

sources of energy in the light of ECBC code. Application of renewable energy/alternate energy, such as solar energy, wind energy may be described with detailed analysis and exploring the possibility of such installations.

Traffic and transportation

(xxvi) A detailed traffic and transportation study should be made for existing and projected passenger and commercial traffic as the project is a mixed development including residential and commercial development.

(xxvii) Examine the details of transport of materials for construction which should include source and availability.

(xxviii) The evaluation of impacts should be analyzed depending upon the nature (positive and negative), duration (short term and long term) reversibility, and magnitude (negligible, low, medium, high), etc. of the impacts based the objective assessments.

(xxix) 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.

(xxx) Traffic management plan including parking areas may be described. Traffic survey should be carried out on week days and week end.

Air and Noise

(xxxi) Examine and submit details of Air quality monitoring as per latest National Ambient Air Quality standards as notified by the Ministry on 16th November, 2009.

(xxxii) Examine and submit the details of Noise modelling studies and mitigative measures.

(xxxiii) Examine noise levels - present and future with noise abatement measures.

(xxxiv) Noise pollution has always been a major concern for developmental projects during the construction and operational phase. It is suggested that noise monitoring should be carried out at critical locations at the surrounding areas may be incorporated in environmental monitoring programme during the whole operational phase of the project.

(xxxv) Natural and artificial noise barriers may be considered for critical locations.

(xxxvi) A thick green belt should be planned all around the project site to mitigate noise and vibrations to the nearby settlements. The identification of species/plants should be made based on the botanical studies.

(xxxvii) Landscape plan, green belts and open spaces may be described.

(xxxviii) Examine the details of afforestation measures indicating land and financial outlay.

Building materials

(xxxix) Use of local building materials should be described. The provisions of fly ash notification should be kept in view.

Disaster Management Plan

(xl) Risk assessment and disaster management plan should also include Fire, Earthquake, local floods, and any other natural disaster.

Environmental Management and monitoring Plan

(xli) Environmental Management Plan should be accompanied with Environmental Monitoring Plan and environmental cost and benefit assessment. Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan.

(xlii) Make assessment of any regulatory measure in view of the environmental and social impacts of the project (such as unauthorized development in and around the area).

Corporate Social Responsibility

(xliii) Submit the details of CSR activities. Provisions shall be made for education, health and vocational training programs.

Other details as indicated in Appendix III of EIA Notification 2006 should also be attended.

A detailed draft EIA/EMP report should be prepared as per the ToR and should be submitted to the SEIAA /SEAC, MMR as per the Notification.