

**Government of Maharashtra**

SEAC-2014/CR-187/TC-1  
Environment department  
Room No. 217, 2<sup>nd</sup> floor,  
Mantralaya Annexe,  
Mumbai- 400 032.  
Dated: 6<sup>th</sup> February, 2015.

To,  
Mr. Ismail Dhariwala  
116/118, Maniar Building No. 2 P. D.  
'Mello Road, Carnak  
Bunder, Mumbai – 400 009

**Subject: Environment clearance for proposed construction project of Dhariwal Developments at village Kolkhe, Taluka Panvel, District Raigad “Sai World City” Residential Project Under MMRDA Rental Housing Scheme**

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 28<sup>th</sup> & 29<sup>th</sup> meetings 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 79<sup>th</sup> meeting.

2. It is noted that the proposal is considered by SEAC-II under screening category 8(b) B1 as per EIA Notification 2006.

**Brief Information of the project submitted by Project Proponent is as-**

Name of the Project	“Sai World City” Residential Project Under MMRDA Rental Housing Scheme
Project Proponent	Mr. Ismail Dhariwala
Consultant	Enviro Analysts & Engineers Pvt. Ltd.
Type of Project:	Residential cum Commercial project under MMRDA Rental Housing Scheme.
Location of the project	On Plot Bearing S.No. 95/1, 95/2, 95/3A, 98/1, 98/1B, 98/2, 98/3, 98/4, 98/4(2A), 98/4(2B), 98/5, 98/7(3), 98/8, 98/9, 98/10A, 98/10B, 99/0, 101/3, 101/4A, 101/4B, 101/4C, 101/5, 101/6, 101/7, 101/8A, 101/8B, 101/9, 101/10A, 101/10B, 102/0, 103/1, 103/2, 103/3, 103/4, 110/10, 110/11, 110/1A, 110/4, 110/5A, 110/6A at village Kolkhe , Taluka : Panvel, Dist: Raigad
Whether in Corporation/	CIDCO NAINA

municipal/other area			
Applicability of the DCR	MRTP Act 1968		
Note on the initiated work (if applicable)	Not Applicable		
LOI/NOC from MHADA/ other approvals (If Applicable)	MMRDA Rental Housing Scheme Location Clearance dated 28 <sup>th</sup> March,2014		
Total plot area (sq.m.) Deductions Net Plot Area	Description	Area in Sq. m	
	Total plot area	126,231.00	
	Deductions	12,623.10	
	Net plot area	113,607.90	
Permissible FSI (including TDR etc.)	4.00		
Proposed Built Up Area(FSI & Non FSI)	Built –up Area (FSI)	4,34,157.33 Sq.m	
	Non FSI	3,90,873.86 Sq.m	
	Total Built – up Area (FSI + Non FSI)	8,25,031.19 Sq.m	
Ground Coverage Area (percentage of plot not open to sky)	Total Ground Coverage area on net plot area = 20,282.23 Sq.m. Percentage of Ground coverage = 18.00%		
Estimated Cost of the project	Rs. 200 Cr.		
Number of Buildings & configuration(s)	Number of Buildings	Configuration	Maximum Height
	Sale 3 No's	Sale 1 : Wing A & C - Basement + Stilt + 2 Podia+ 37 Floors Wing B – Basement + Stilt + 2 Podia + 38 Floors Commercial : Ground + 2 Floors Sale 2 : Wing D – Basement + Stilt + 2 Podia + 38 Floors	120.10 Mt.

		Sale 3 : Wing E,F,G,H – Basement +Stilt + 2 Podia + 37 Floors Wing I,J,K,L,M – Basement + Stilt + 2 Podia+ 38 Floors			
	Rental 4 No's	R1: St + 27 <sup>th</sup> FLOOR R2: St (p) + 26 <sup>th</sup> FLOOR R3: St + 26 <sup>th</sup> FLOOR R4: St (p) + 27 <sup>th</sup> FLOOR			81.50 Mt.
Number of tenants and shops	No. of Residential Tenements in Rental Component = 3243 No's No. of shops in Rental Component = 16 No's No. of Residential Tenements in Sale Component = 3318 No's No. of shops in Sale Component = 144 No's				
Number of expected residents/users		Occupancy			
	Rental Component	16,215 No's (R ) + 32 (c)			
	Sale Component	16,590 No's (R ) + 32 (C )			
	Total	33125 No's			
Tenant density per hector	Rental Component: 1142 tenements/hector Sale Component: 389 tenements/hector				
Height of Building(s)	120.10 mts. (Maximum)				
Right of way (Width of the road from the nearest fire station to the proposed building(s))	Entry exit will be accessible through proposed 7 meter wide service road which connects to the existing 40 meter wide JNPT Road. The proposed project is currently accessible through the Mumbai Pune highway				
Turning radius	9.0 m				
Existing Structure(s)	6 ware house sheds and 5 Labor Sheds				
Details of the demolition with disposal (If applicable)		Specification	Quantity	Management	
		Bricks/Plaster debris	30,604 cum ft	Will be used Partially for paving and Partially for landscaping	
		ACC patra	54,121 Sq.ft	Will be handed over to CHWTSDF	
		Mild steel	35 MT	Will be sold to	

	Angles and Channels	recyclers
Total Water Requirement and Source	<p>Source: MJP and Recycled water</p> <p>Rental Component:</p> <p>Total water requirement-2216 KLD  Domestic water requirement- 1460 KLD  Flushing water requirement- 731 KLD  Landscape water requirement- 25 KLD</p> <p>Sale Component:</p> <p>Total water requirement-2370 KLD  Domestic water requirement- 1497 KLD  Flushing water requirement- 755 KLD  Landscape water requirement- 118 KLD</p>	
Rain Water Harvesting (RWH)	<p>Level of the ground water table: Between 2m and 6 m below ground surface.</p> <p>Size and no of RWH tank(s) and quantity:</p> <p>RWH Tank Capacity Considering Retention Time of 2 Days.</p> <p>Rental Component- RWH tanks of capacities of 110 Cum, 196 Cum, 67 Cum, 55 Cum have been proposed</p> <p>Sale Component- RWH tanks of capacities of 387 Cum, 104 Cum, 335 Cum, 497 Cum have been proposed</p> <p>Location of the RWH tanks(s): Ground level, Basement</p> <p>Size, no. of recharge pits and quantity:</p> <p>NA</p> <p>Budgetary allocation (capital cost and O&amp;M cost)</p> <p>Capital Cost- 139 Lakhs  O &amp; M Cost – 29 Lakhs</p>	
UG tanks	<p>Location(s) of the UGT tank(s)</p> <p>Basement Level, Ground level.</p>	
Strom water drainage	<p>Natural water drainage pattern: Towards Kalundri river</p> <p>Quantity of storm water: as follows</p> <p>Total discharge from the site= 2270.24 Cum/hr</p> <p>Size of storm water drainage trenches are mentioned below</p> <p>Sale Component:</p> <p>4 Trenches of 450 mm x 300 mm have been proposed.</p> <p>Rental Component:</p> <p>3 trenches of 300 mm x 300 mm and 1 trench of 400 mm x 300 mm have been proposed.</p>	
Sewage & Waste Water	<p>Rental component:</p> <p>Total Grey water generation:1051 KLD  Total black water generation: 585 KLD  STP Technology: SAFF</p>	

	<p>Capacity of STP for treatment of Grey water: 1100 KLD Capacity of STP for treatment of Black water: 600 KLD</p> <p>Sale component: Total Grey water generation: 1198 KLD Total Black water generation: 604 KLD STP Technology: SAFF Capacity of STP for treatment of grey water: 1205 KLD Capacity of STP for treatment of black water: 605 KLD</p> <p>Location of the STP : Ground level, Basement DG Sets (during emergency): DG set backup will be provided for STP during emergency. Budgetary allocation (capacity cost and O&amp;M cost): Capital Cost : 391 Lakhs O &amp; M Cost : 59 Lakhs</p>																												
Solid Waste Management	<p>Waste generation in the Pre Construction and Construction phase</p> <p>Preconstruction Phase:</p> <table border="1" data-bbox="539 875 1449 1301"> <thead> <tr> <th></th> <th>Excavation Quantity</th> <th>Management</th> </tr> </thead> <tbody> <tr> <td>Sale Component</td> <td>2,63,050 cu.m.</td> <td rowspan="3">From the total quantity of excavated soil 80% of soil i.e. 2,49,618 cum will be reused for increasing the level of plot as per flood prevention management report.</td> </tr> <tr> <td>Rental Component</td> <td>48,973 cu.m.</td> </tr> <tr> <td>Total Excavated soil</td> <td>3,12,023 cu.m.</td> </tr> </tbody> </table> <p>Quantity of the top soil to be preserved: - 62,405 Cum Disposal of the construction waste debris</p> <table border="1" data-bbox="539 1429 1465 2002"> <thead> <tr> <th>Particulars</th> <th>Quantity</th> <th>Management</th> </tr> </thead> <tbody> <tr> <td>Steel</td> <td>1409 Tones</td> <td>100 % will be sold for recycling.</td> </tr> <tr> <td>Sand</td> <td>580 Cum</td> <td>Waste sand will be used for bedding for flooring purpose. It will also be used as filler material for toilets water proofing.</td> </tr> <tr> <td>Wood</td> <td>2983 Cu.ft.</td> <td>Will be sold for recycling .</td> </tr> <tr> <td>Tiles</td> <td>79436 sq.mt.</td> <td>Waste tiles will be used as china mosaic water proofing for terraces. Also it will be used for skirting purpose.</td> </tr> <tr> <td>Empty Paint cans</td> <td>24748 No's.</td> <td>Will be sold for reuse.</td> </tr> </tbody> </table>		Excavation Quantity	Management	Sale Component	2,63,050 cu.m.	From the total quantity of excavated soil 80% of soil i.e. 2,49,618 cum will be reused for increasing the level of plot as per flood prevention management report.	Rental Component	48,973 cu.m.	Total Excavated soil	3,12,023 cu.m.	Particulars	Quantity	Management	Steel	1409 Tones	100 % will be sold for recycling.	Sand	580 Cum	Waste sand will be used for bedding for flooring purpose. It will also be used as filler material for toilets water proofing.	Wood	2983 Cu.ft.	Will be sold for recycling .	Tiles	79436 sq.mt.	Waste tiles will be used as china mosaic water proofing for terraces. Also it will be used for skirting purpose.	Empty Paint cans	24748 No's.	Will be sold for reuse.
	Excavation Quantity	Management																											
Sale Component	2,63,050 cu.m.	From the total quantity of excavated soil 80% of soil i.e. 2,49,618 cum will be reused for increasing the level of plot as per flood prevention management report.																											
Rental Component	48,973 cu.m.																												
Total Excavated soil	3,12,023 cu.m.																												
Particulars	Quantity	Management																											
Steel	1409 Tones	100 % will be sold for recycling.																											
Sand	580 Cum	Waste sand will be used for bedding for flooring purpose. It will also be used as filler material for toilets water proofing.																											
Wood	2983 Cu.ft.	Will be sold for recycling .																											
Tiles	79436 sq.mt.	Waste tiles will be used as china mosaic water proofing for terraces. Also it will be used for skirting purpose.																											
Empty Paint cans	24748 No's.	Will be sold for reuse.																											

(20 lit per can)		
------------------	--	--

Waste generation in the operation phase:

Dry waste (Kg/day): 6669

Wet waste (Kg/day): 9944

E-waste (Kg/month): NA

Hazardous waste (Kg/month):NA

Biomedical waste (Kg/month) (if applicable): NA

STP sludge (Dry sludge) (Kg/Day): 300 Kg/3 months

Garden Waste: 107 Kg/day

Mode of Disposal of Waste:

Dry waste: Will be handed over to vendors / recyclers

Wet Waste: Will be processed in the Organic Waste Converter.

Required amount of manure from OWC will be used for gardening/landscaping and rest will be sold to vendors.

E-Waste: NA

Hazardous Waste: NA

Biomedical Waste: NA

STP Sludge (Dry Sludge): Use as a manure

Area Requirement:

Location(s) and total area provided for the storage and treatment of the solid waste:

Area Proposed for Shelf, OWC machine with Shredder.		
	Rental Component	Sale Component
OWC Machine No. 1	95 Sq.m	91 Sq.m
OWC Machine No. 2	144 Sq.m	42 Sq.m
OWC Machine No. 3	64 Sq.m	120 Sq.m
OWC Machine No. 4	42 Sq.m	115 Sq.m

Budgetary allocation (capital cost and O&M cost)

Capital Cost – 86 Lakhs

O & M Cost – 10 Lakhs

Green Belt  
Development

R.G. required on ground = 8%  
R.G. provided on ground = 16,253.94 Sq.m. (14 % net plot area)  
R.G on Podium: 12,584.74 Sq.m.  
Total R.G. Area Provided: 28,838.68 Sq.m.

Number and list of trees species to be planted around the border of nallah /stream/pond(if any): 129 No's  
Number, size, age and species of trees to be cut, trees to be transplanted:  
No. of Trees to be cut : 21 No's  
No. of trees to be retained : 146 No's  
No. of trees to be transplanted: 90 No's  
However decision shall be taken by competent Authority

Sr. No.	Plant Species Family Habit IUCN CS BSI	Nos.
1	Buchanania purpurea	50
2	Mangifera indica L. Anacardiaceae Tree	10
3	Uvaria narum (Dunal) Blume	10
4	Polyalthia fragrans Bedd.	200
5	Alstonia scholaris (L.) R.Br.	100
6	Tabernaemontana alternifolia L.	50
7	Caryota urens L.	30
8	Bombax ceiba L.	160
9	Garcinia indica Choisy	20
10	Mesua ferrea L.	20
11	Terminalia bellirica (Gaertn.) Roxb.	5
12	Terminalia chebula Retz.	5
13	Dillenia pentagyna Roxb.	15
14	Diospyros montana Roxb.	12
15	Bridelia retusa (L.) A. Juss.	20
16	Drypetes venusta (Wight) Pax & K .Hoffm.	10
17	Albizia odoratissima (L.f.) Benth Fabaceae Tree	35
18	Albizia stipulata (DC.) Boivin Fabaceae Tree	16
19	Butea monosperma (Lam.) Taub. Fabaceae Tree	20
20	Cassia fistula L. Fabaceae Tree	56
21	Dalbergia latifolia Roxb.	20
22	Pongamia pinnata (L.) Pierre	40
23	Saraca asoca (Roxb.) De Wilde	70
24	Careya arborea Roxb.	20
25	Ficus callosa Willd.	18
26	Ficus benjamina	30
27	Artocarpus hirsutus Lam.	10
28	Syzygium cumini (L.) Skeels.	20
29	Pandanus odoratissimus L. f.	16
30	Pterospermum acerifolium Willd.	9

	31	Gmelina arborea Roxb. ex Sm.	20															
	32	Ceiba pentandra	10															
	33	Bismarkia nobilis	15															
	34	Cyrtostachys renda	30															
		Total	1172															
	<p>Number and list of Shrubs species to be planted in the Podium RG:4373 No's</p> <p>NOC for the tree cutting/transplantation/ compensatory plantation, if any: To be applied</p> <p>Budgetary allocation (Capital cost and O&amp;M cost)  Capital Cost – 240 Lakhs  O &amp; M Cost –24 Lakhs</p>																	
Energy	<p>Power Supply:  RENTAL COMPONENT  Connected load: 12,837.50 kW  Maximum demand: 5,276.79 kW  Source: MSETCL</p> <p>SALE COMPONENT:  Connected load: 59,299.58 kW  Maximum demand: 24,439.63 kW  Source: MSETCL</p> <p>Energy saving by non-conventional method and Details calculations &amp; % of saving:</p> <table border="1"> <thead> <tr> <th></th> <th>Connect ed load</th> <th>Maximum demand</th> <th>Saving Measures</th> <th>Saving in kW</th> </tr> </thead> <tbody> <tr> <td colspan="5">SALE COMPONENT</td> </tr> <tr> <td>Residential, Common areas, Shops</td> <td>59,299.58 kW</td> <td>24,439.63 kW</td> <td>Lighting with CFL, LED Energy Efficient Lifts Lighting with Solar Panel (Stairs/common area,landscape,parki</td> <td>2,050</td> </tr> </tbody> </table>				Connect ed load	Maximum demand	Saving Measures	Saving in kW	SALE COMPONENT					Residential, Common areas, Shops	59,299.58 kW	24,439.63 kW	Lighting with CFL, LED Energy Efficient Lifts Lighting with Solar Panel (Stairs/common area,landscape,parki	2,050
	Connect ed load	Maximum demand	Saving Measures	Saving in kW														
SALE COMPONENT																		
Residential, Common areas, Shops	59,299.58 kW	24,439.63 kW	Lighting with CFL, LED Energy Efficient Lifts Lighting with Solar Panel (Stairs/common area,landscape,parki	2,050														



			ng,drive way) Energy Efficient Pumping Machinery Lighting with CFL, LED	
% Energy Saving on demand load				8.39%
RENTAL COMPONENT				
Residential, Common areas, Shops	12,837. 50 kW	5,276. 79 kW	Lighting with CFL, LED Energy Efficient Lifts Lighting with Solar Panel (Stairs/common area,landscape,parking,drive way) Energy Efficient Pumping Machinery	561
% Energy Saving on demand load				10.63%

Compliance of the ECBC guidelines: (Yes/No) (If yes then submit compliance in tabular form)- -

Budgetary allocation (capital cost and O&M cost)

Capital Cost – 1173 Lakhs

O&M Cost- 178 Lakhs

DG Set:

Number and capacity of the DG sets to be used:

	No. of DG sets with Capacity in KVA
Sale Component	1 DG set of 500 KVA 1 DG set of 250 KVA 2 DG sets of 350 KVA 2 DG sets of 500 KVA
Rental Component	1 DG set of 500 KVA 3 DG sets of 350 KVA

Type of fuel used: HSD

<p>Environmental Management plan Budgetary Allocation</p>	<p>Construction phase(with Break – up) – Capital cost :</p> <table border="1" data-bbox="528 237 1337 499"> <tr> <td>1</td> <td>Water Sprinkling</td> <td>40 Lakhs</td> </tr> <tr> <td>2</td> <td>Noise Barriers</td> <td>12 lakhs</td> </tr> <tr> <td>3</td> <td>Health Checkup</td> <td>28 Lakhs</td> </tr> <tr> <td>4</td> <td>Site sanitation</td> <td>16 Lakhs</td> </tr> </table> <p>O &amp; M cost (please ensure manpower and other details) Operation Phase (with Break-up)- Capital cost O &amp; M cost (please ensure manpower and other details)</p> <table border="1" data-bbox="528 712 1374 1285"> <thead> <tr> <th>Sr. No.</th> <th>Method Adopted</th> <th>Setting-Up Cost (Rs.Lakhs)</th> <th>Recurring cost ( Rs.Lakhs/Annum)</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>STP</td> <td>139</td> <td>29</td> </tr> <tr> <td>2</td> <td>RWH</td> <td>86</td> <td>10</td> </tr> <tr> <td>3</td> <td>MSW /OWC</td> <td>391</td> <td>59</td> </tr> <tr> <td>4</td> <td>Energy System</td> <td>1173</td> <td>178</td> </tr> <tr> <td>5</td> <td>Landscaping</td> <td>240</td> <td>24</td> </tr> <tr> <td colspan="2">Total</td> <td>2029</td> <td>300</td> </tr> </tbody> </table> <p>Quantum and generation of Corpus fund and commitment: After occupancy, Co-op societies will form. The societies will form federation. the operation &amp; maintenance of environmental management facilities (EMF) shall be taken care by the developers for first three years Afterwards, EMF shall be handed over to society/federation. Responsibility for further O &amp; M Funds for recurring cost on EMP shall be generated from the tenants of the society by specifically mentioning in the sale agreement.</p>	1	Water Sprinkling	40 Lakhs	2	Noise Barriers	12 lakhs	3	Health Checkup	28 Lakhs	4	Site sanitation	16 Lakhs	Sr. No.	Method Adopted	Setting-Up Cost (Rs.Lakhs)	Recurring cost ( Rs.Lakhs/Annum)	1	STP	139	29	2	RWH	86	10	3	MSW /OWC	391	59	4	Energy System	1173	178	5	Landscaping	240	24	Total		2029	300
1	Water Sprinkling	40 Lakhs																																							
2	Noise Barriers	12 lakhs																																							
3	Health Checkup	28 Lakhs																																							
4	Site sanitation	16 Lakhs																																							
Sr. No.	Method Adopted	Setting-Up Cost (Rs.Lakhs)	Recurring cost ( Rs.Lakhs/Annum)																																						
1	STP	139	29																																						
2	RWH	86	10																																						
3	MSW /OWC	391	59																																						
4	Energy System	1173	178																																						
5	Landscaping	240	24																																						
Total		2029	300																																						
<p>Traffic Management</p>	<p>Nos. of the junction to the main road &amp; design of confluence: Entry exit will be accessible through proposed 7 meter wide service road which connects to the 40 meter wide JNPT Road. The proposed project is currently accessible through the Mumbai Pune highway wide internal roads/ramps are provided Parking Details: Number and area of Basement: 1 No's, 28,230 Sq.m. Total No. of cars on Basement: 991 No's</p>																																								

	<p>Area Per car: 29 Sq. m.</p> <p>Number and area of podium 1: 24,425 Sq.m  Total No. of cars on Podium 1 : 825 No's  Area Per Car: 30.00 Sq.m.  Ground Level: Total two wheeler parking: 3672 No's</p> <p>Public Transport: Not Applicable</p> <p>III. Width of all Internal roads (m): 12 meter wide and 9 meter wide</p>
--	---

3. The proposal has been considered by SEIAA in its 79<sup>th</sup> 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 conditions that (a) No water will be taken from the river for any purpose. (b) No waste or sewage shall be thrown or discharge into the river/ water body (c) PP may take up initiative to protect river water by installing signage for public awareness.
- (ii) 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.
- (iii) 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.
- (iv) Occupation certificate shall be issued to the project only after ensuring availability of drinking water and connectivity of the sewer line to the project site.
- (v) STP capacity shall be increased appropriately considering waste water generation.
- (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 effluent, 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 effluent, 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.
- (xxxii) 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.
- (xxxiii) 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 aspirational for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
- (xxxiv) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
- (xxxv) 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.
- (xxxvi) 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.
- (xxxvii) Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.

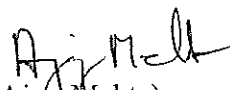
**General Conditions for Post- construction/operation phase-**

- (i) Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. 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 1<sup>st</sup> June & 1<sup>st</sup> 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<sub>2</sub>, NO<sub>x</sub> (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 31<sup>st</sup> 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 5 years.
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, 1<sup>st</sup> Floor, D-, Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

  
(Ajoy Mehta)  
Principal Secretary,  
Environment department &  
MS, 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. Ravi Bhushan Budhiraja, Chairman, SEAC-II, 5-South, Dilwara Apartment, Cooperage, M.K.Road, Mumbai 400021
3. Additional Secretary, MOEF, 'MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
4. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
5. 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).
6. Regional Office, MPCB, Mumbai.
7. Collector, Raigad
8. MD, CIDCO, CIDCO (NAINA), Navi Mumbai



9. Commissioner, MMRDA, Mumbai.

10. IA- Division, Monitoring Cell, MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.

11. Select file (TC-3)

(EC uploaded on 6/2/2015 )

