Maharashtra Pollution Control Board

महाराष्ट्र प्रदूषण नियंत्रण मंडळ

FORM V

(See Rule 14)

Environmental Audit Report for the financial Year ending the 31st March 2022

Unique Application Number	***Submitted Date***
MPCB-ENVIRONMENT_STATEMENT-0000065171	08-05-2024

PART A

Company Information

Company Name	***Application UAN number***
M/s Nirmal Lifestyle (India) Pvt. Ltd	File No.: SEAC-2014/CR-438/TC- I dtd. 03.09.2014

Address

M/s Nirmal Lifestyle (India) Pvt. Ltd NEW C.T.S. Nos 66111/4,661/1/5,661/1/6, 661\1\7 & 661/8 of Village Mulund (W), Mumbai-400 080, Maharashtra.

Plot no	***Taluka***	***Village***
C.T.S. Nos 66111/4,661/1/5,661/1/6, 661\1\7 & 661/8	Mumbai	Mulund
Capital Investment (In lakhs)	***Scale***	***City***
14000	LSI	Mulund
Pincode	***Person Name***	***Designation***
400080	Mr. Dinesh Changlani	Project Manager
Telephone Number	***Fax Number***	***Email***
		SANGEETA.PESWANI@shapoorji.com
Region	***Industry Category***	***Industry Type***
SRO-Mumbai IV	Orange	O21 Building and construction project more than 20,000 sq. m built up area
Last Environmental statement submitted online	***Consent Number***	***Consent Issue Date***
no	File No.: SEAC-2014/CR-438/TC- I dtd. 03.09.2014	03-09-2014
Consent Valid Upto	***Establishment Year***	***Date of last environment statement submitted***
03-09-2019	2008	Jan 1 1900 12:00:00:000AM

Industry Category Primary (STC Code) & Secondary (STC Code)

Product Information

Product Name	***Consent Quantity***	***Actual Quantity***	***UOM***
Building construction Project	0	0	CMD

By-product Information

By Product Name	***Consent Quantity***	***Actual Quantity***	***UOM***
NA	0	0	CMD

Part-B (Water & Raw Material Consumption)

1) Water Consumption in m3/day

Water Consumption for	Consent Quantity in m3/day	Actual Quantity in m3/day
Process	0.00	0.00
Cooling	0.00	0.00
Domestic	697.00	0.00
All others	0.00	0.00
Total	697.00	0.00

2) Effluent Generation in CMD / MLD

Particulars	Consent Quantity	Actual Quantity	UOM
Domestic	0	0	CMD

2) Product Wise Process Water Consumption (cubic meter of process water per unit of product)

Name of Products (Production)	During the Previous financial Year	During the current Financial year	UOM
NA	0	0	CMD

3) Raw Material Consumption (Consumption of raw material per unit of product)

Name of Raw Materials	During the Previous financial Year	During the current Financial year	UOM
NA	0	0	CMD

4) Fuel Consumption

Fuel Name	Consent quantity	Actual Quantity	UOM
HSD	469	0	Ltr/Hr

Part-C

Pollution discharged to environment/unit of output (Parameter as specified in the consent issued)

[A] Water

Pollutants Detail	Quantity of Pollutants discharged (kL/day)	Concentration of Pollutants discharged(Mg/Lit) Except PH,Temp,Colour	Percentage of variation from prescribed standards with reasons		
	Quantity	Concentration	%variation	Standard	Reason
Project is under construction phase. Details will be provided in operational phase.	0	0	0	0	NA

[B] Air (Stack)

Pollutants Detail	Quantity of Pollutants discharged (kL/day)	Concentration of Pollutants discharged(Mg/NM3)	Percentage of variation from prescribed standards with reasons		
	Quantity	Concentration	%variation	Standard	Reason
Project is under construction phase. Details will be provided in operational phase.	0	0	0	0	NA

Part-D

HAZARDOUS WASTES

1) From Process

Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
0	0	0	Kg/Annum

2) From Pollution Control Facilities

Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
0	0	0	Kg/Annum

Part-E

SOLID WASTES

1) From Process

Non Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
Biodegradable waste	0	0	Kg/Annum
Non Biodegradable waste	0	0	Kg/Annum

2) From Pollution Control Facilities

Non Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
STP Sludge	0	0	Kg/Annum

3) Quantity Recycled or Re-utilized within the unit

Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
0	0	0	Kg/Annum

Part-F

Please specify the characteristics(in terms of concentration and quantum) of hazardous as well as solid wastes and indicate disposal practice adopted for both these categories of wastes.

1) Hazardous Waste

Type of Hazardous Waste Generated	Qty of Hazardous Waste	UOM	Concentration of Hazardous Waste
0	0	Kg/Annum	NA

2) Solid Waste

Type of Solid Waste Generated	Qty of Solid Waste	UOM	Concentration of Solid Waste
Biodegradable waste	0	Kg/Annum	NA
Non Biodegradable waste	0	Kg/Annum	NA
STP Sludge	0	Kg/Annum	NA

Part-G

Impact of the pollution Control measures taken on conservation of natural resources and consequently on the cost of production.

Description	Reduction in Water Consumption (M3/day)	Reduction in Fuel & Solvent Consumption (KL/day)	Reduction in Raw Material (Kg)	Reduction in Power Consumption (KWH)	Capital Investment(in Lacs)	Reduction in Maintenance(in Lacs)

Project is under construction phase. STP, OWC, RWH, Solar will be provided	0	0	0	0	0	0

Part-H

Additional measures/investment proposal for environmental protection abatement of pollution, prevention of pollution.

[A] Investment made during the period of Environmental Statement

Detail of measures for Environmental Protection	***Environmental Protection Measures***	***Capital Investment (Lacks)***
-------	0	0

[B] Investment Proposed for next Year

Detail of measures for Environmental Protection	***Environmental Protection Measures***	***Capital Investment (Lacks)***
-----	0	0

Part-I

Any other particulars for improving the quality of the environment.

Particulars

The project is under construction phase . EC is obtained from respective authorities.

Name & Designation

Mr Dinesh Changlani ,

UAN No:

MPCB-ENVIRONMENT_STATEMENT-0000065171

Submitted On:

08-05-2024

Government of Maharashtra

SEAC-2014/CR-438 /TC- 1
Environment department
Room No. 217, 2nd floor,
Mantralaya Annexe,
Mumbai- 400 032.
Dated: 3rd September, 2014

To,
M/s Nirmal Lifestyle (India) Pvt. Ltd
Nirmal Ltd, Nirmal Mall,
3rd Floor, Multiplex Building, L.B.S. Marg,
Opp. Nirmal Nagar,
Mulund (W), Mumbai 80.

Subject: Environmental clearance for proposed "City of Joy" at village Mulund, Mumbai by M/s. Nirmal Lifestyle Pvt. Ltd.

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 25th 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 72nd meeting.

2. It is noted that the proposal is for grant of Environmental Clearance for proposed "City of Joy" at village Mulund, Mumbai. SEAC-II considered the project under screening category 8(a) B2 as per EIA Notification 2006.

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

SR. NO.	PREVIOUS EC DATED 26.05.2008	AMENDMENT PROPOSED	
1	5A (Residential)	5B (Residential)	
	P1+P2+St +20	P1+P2+St+20 Flr	
	No. of Flats :80	No. of flats:78	
2	6A (Residential)	6A (1 Basement+Extra 6 Floors)(Residential)	6B(Residential)
	P1+P2+ St + 30 Floors	B+ P1+P2+ Stilt+ 36Flr	B+ P1+P2+ Stilt+ 36Flr
	No. of Flats :104	32(Additional Flats)	No. of Flats :136

	Office Building	9A (Residential)	9B (Residential)	9C (Residential)	9D (Residential)	9E (Residential)
	8 Podium+ St+14	B1+B2+ P1+P2+ STILT+ 40 Flr	B1+B2+ P1+P2+ STILT+ 40 Flr	B1+B2+ P1+P2+ STILT+ 21 Flr	B1+B2+ P1+P2+ STILT+ 21 Flr	B1+B2+ P1+P2+ STILT+ 21 Flr
3	No. of Flats : NIL	No. of flats:157	No. of flats:233	No. of flats:81	No. of flats:99	No. of flats:81
4	No. of flats:184	No. of flats:897				
Total No. of Flats : 1081						

Particulars	Sanctioned as per Previous EC	Proposed Expansion	Remarks	
FSI Area/TDR (m^2)	1,52,710	56,793.76	--	
Fungible FSI Area (m^2)	---	19877.81	--	
Non FSI Area (m^2)	--	70871.73	Non FSI Area is Added for the following Buildings	
			Building No.	Configuration
			5B	P1+P2+STILT+20 FLOORS
			6A (6 Nos. Additional Floors Added & Basement Added)	B+P1+P2+STILT+36 FLOORS
			6B	B+P1+P2+STILT+36 FLOORS
			9A	B1+B2+P1+P2+STILT+40 FLOORS
			9B	B1+B2+P1+P2+STILT+40 FLOORS
			9C	B1+B2+P1+P2+STILT+21 FLOORS
			9D	B1+B2+P1+P2+STILT+21 FLOORS
			9E	B1+B2+P1+P2+STILT+21 FLOORS
Total Construction Area for the proposed Expansion(m^2)		1,47,543.31		

DESCRIPTION	As per earlier EC obtained on 26th May, 2008	Proposed Expansion /Amendment	Remarks,if any
Population	Commercial population:7440 Nos. Residential Population : 920 Nos.	Residential population : 4485 Nos.	Change of user from Commercial to Residential
WATER REQUIREMENT AND WASTE WATER MANAGEMENT (KLD)			
Total Water Requirement	1378	697	
Capacity of STP	455	660	
SOLID WASTE MANAGEMENT (Kg/day)			
Biodegradable Waste	2442	1622	
Non biodegradable Waste	2281	1081	
Total Solid Waste	4723	2703	
ELECTRICAL POWER			
Connected Load	31120 KW	24919 KW	
Maximum Demand	18718 KW	9307	

Name of the Project	The Proposed Residential Project "CITY OF JOY " at NEW C.T.S. Nos 661/1/4, 661/1/5, 661/1/6, 661\1\7 & 661/8 of Village Mulund (W), Mumbai – 400 080, Maharashtra.
Project Proponent	M/s Nirmal Lifestyle(India) Pvt. Ltd
Consultant	M/s. Enviro Analysts & Engineers Pvt. Ltd.
Accreditation of the consultant(NABET Accreditation)	QCI NABET LIST for the Construction Project/ Area Development Project/Township: S. No. 45 of list of consultant with provisional accreditation. (Rev.15/ December 5, 2013)
Type of Project	Residential Project
Location of the project	NEW C.T.S. Nos. 661/1/4, 661/1/5,661/1/6, 661\1\7 & 661/8 of Village Mulund (W), Mumbai – 400 080, Maharashtra.
Whether in Corporation/Municipal/Other area	Municipal Corporation of Greater Mumbai (MCGM)
Applicability of the DCR	MCGM DCR 1991

<table>
<tr><td>Note on the initiated work (if applicable)</td><td>Part construction has been carried out in accordance with the previous EC.
Environmental Clearance under no.21-1007/2007-1A.III dated 26.05.2008 from Government of India- Ministry of Environment and Forests(I.A. Division)</td></tr>
<tr><td>LOI/NOC from MHADA/ other approvals (If Applicable)</td><td>NA</td></tr>
<tr><td>Total plot area

Deductions

Net Plot Area</td><td>80371.92 m^2

RG Area 10%- 8037.19 m^2

Net Plot Area- 72334.80 m^2</td></tr>
<tr><td>Permissible FSI (including TDR etc.)</td><td>1.0 + 0.33 + TDR+ Fungible FSI</td></tr>
<tr><td>Proposed Built Up Area(FSI & Non FSI)</td><td><table>
<tr><td>Sr. No</td><td>Particulars</td><td>Area(m^2)</td></tr>
<tr><td>1</td><td>FSI Area</td><td>56,793.77</td></tr>
<tr><td>2</td><td>Fungible FSI Area</td><td>19,877.82</td></tr>
<tr><td>3</td><td>Non FSI Area</td><td>70,871.73</td></tr>
<tr><td>4</td><td>Total Construction Area</td><td>1,47,543.31</td></tr>
</table></td></tr>
<tr><td>Ground Coverage Area (Percentage of plot not open to sky)</td><td>36,730.43 sq.mt , 45.70%</td></tr>
<tr><td>Estimated Cost of the project</td><td>Rs.140 Crores</td></tr>
<tr><td>Number of Buildings & configuration(s)</td><td><table>
<tr><td>Building No.</td><td>Configuration</td></tr>
<tr><td>5B</td><td>P1+P2+STILT+20 FLOORS</td></tr>
<tr><td>6A (6 Nos. Additional Floors Added & Basement Added)</td><td>B+P1+P2+STILT+36 FLOORS</td></tr>
<tr><td>6B</td><td>B+P1+P2+STILT+36 FLOORS</td></tr>
<tr><td>9A</td><td>B1+B2+P1+P2+STILT+40 FLOORS</td></tr>
<tr><td>9B</td><td>B1+B2+P1+P2+STILT+40 FLOORS</td></tr>
<tr><td>9C</td><td>B1+B2+P1+P2+STILT+21 FLOORS</td></tr>
<tr><td>9D</td><td>B1+B2+P1+P2+STILT+21 FLOORS</td></tr>
<tr><td>9E</td><td>B1+B2+P1+P2+STILT+21 FLOORS</td></tr>
</table></td></tr>
<tr><td>Number of tenants and shops</td><td>Total no. of flats: 1081 Nos.(184 Nos. as per previous EC and 897 Nos. Proposed)</td></tr>
<tr><td>Number of expected residents/users</td><td>4485 Residential users</td></tr>
<tr><td>Tenement density per hectare</td><td>450 tenements/hectare</td></tr>
<tr><td>Height of Building(s)</td><td><table>
<tr><td>Building</td><td>Height</td></tr>
<tr><td>5B</td><td>68.35m</td></tr>
<tr><td>6 A and 6 B</td><td>116.55 m</td></tr>
<tr><td>9A and 9 B</td><td>137.20 m</td></tr>
<tr><td>9C,9D AND 9E</td><td>75.96 m</td></tr>
</table></td></tr>
</table>

<table>
<tr><td>Right of way (Width of the road from the nearest fire station to the proposed building(s)</td><td>24.70 m wide Jata Shankar Dosa Road
& 13.40 m wide D.P. Road</td></tr>
<tr><td>Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation</td><td>Minimum 6 m wide</td></tr>
<tr><td>Existing Structure(s)</td><td>BLDG NO.1 & 1B(As per Previous EC)
BLDG NO.3 & 4(As per previous EC)
BLDG NO.7 & 8(As per Previous EC)
BLDG NO.5A(As per Previous EC)
BLDG NO.6A(Part Constructed As per previous EC)</td></tr>
<tr><td>Details of the demolition with disposal (If applicable)</td><td>NA</td></tr>
<tr><td>Total Water Requirement</td><td>
<table>
<tr><td colspan="3">Dry Season; Source : MCGM/Recycled</td></tr>
<tr><td>Particulars</td><td>Qty</td><td>Unit</td></tr>
<tr><td>Fresh Water</td><td>404</td><td>KLD</td></tr>
<tr><td>Recycled Water</td><td>600</td><td>KLD</td></tr>
<tr><td>Total Water Requirement</td><td>697</td><td>KLD</td></tr>
<tr><td>Swimming Pool make up</td><td>NIL</td><td>m3</td></tr>
<tr><td>Fire Fighting</td><td>300</td><td>m3</td></tr>
<tr><td colspan="3">Wet Season; Source : MCGM/Recycled/RWH</td></tr>
<tr><td>Particulars</td><td>Qty</td><td>Unit</td></tr>
<tr><td>Fresh Water</td><td>404</td><td>KLD</td></tr>
<tr><td>Recycled Water</td><td>600</td><td>KLD</td></tr>
<tr><td>Total Water Requirement</td><td>606</td><td>KLD</td></tr>
<tr><td>Swimming Pool make up</td><td>NIL</td><td>m3</td></tr>
<tr><td>Fire Fighting</td><td>300</td><td>m3</td></tr>
</table>
</td></tr>
<tr><td>Rain Water Harvesting (RWH)</td><td>
<table>
<tr><td>Level of Ground Water Table</td><td>2.7 m to 4 m</td></tr>
<tr><td>Size and Quantity of RWH tank(s)</td><td>1 x 176 m^3 ,1 x 70 m^3, 1 x 60 m^3</td></tr>
<tr><td>Location of the RWH tank(s)</td><td>Underground</td></tr>
<tr><td>Percolation Pits</td><td>Yes</td></tr>
<tr><td colspan="2">Budgetary allocation (Capital cost and O&M cost)</td></tr>
<tr><td>Capital cost</td><td>Rs 76 Lakhs</td></tr>
<tr><td>O&M cost</td><td>Rs 0.5 Lakhs p.a</td></tr>
</table>
</td></tr>
<tr><td>UGT tanks</td><td>Location(s) of the UGT tank(s)- Lower Basement
<table>
<tr><td>Bldg</td><td>5B</td><td>6A</td><td>6B</td><td>9A</td><td>9B</td><td>9C</td><td>9D</td><td>9E</td><td>Total</td></tr>
<tr><td>UG(m3)</td><td>154</td><td>92</td><td>393</td><td>432</td><td>132</td><td>56</td><td>71</td><td>56</td><td>1352</td></tr>
</table>
</td></tr>
<tr><td>Strom water drainage</td><td>Natural water drainage pattern: NW to SE
Quantity of storm water:

Area Quantity m^3/s</td></tr>
</table>

	Unpaved Area 0.0125 Paved Area 0.0062 RG Area 0.0167 Size of SWD:Internal drains of 450 wide x min. depth of 450 mm @ slope – 1 : 500	
Sewage & Waste Water	Sewage generation:	657 KLD
	STP Technology	RMBR (Rotating Media Bio Reactor)
	Capacity of STP	660 KLD
	Location of the STP	Ground Floor
	Budgetary allocation (capital cost and O&M cost)	
	Capital Cost	Rs. 80 Lakhs
	O & M Cost	Rs. 7 lakhs p.a

Solid Waste Management

Waste generation in the Pre Construction and Construction phase :

Particulars	Quantity	Management
Scrap Material (Steel/PVC/Aluminium)	148 tons	Entire scrap material generated will be sold for recycling.
Aggregates	680 tons	Will be used in internal roads and bedding purpose.
Wooden waste	16128 sqm	Will be recycled or sold.
Tile/Marbles	6183 sqm	Will be used as china mosaic and skirting.
Paint Cans	4945 nos	Will be sold to vendors.
Glass	123 sqm	Will be sold to vendor for recycling.

Waste generation in the operation phase:

Particulars	Quantity	Unit
Dry waste (Kg/day):	1081	kg/day
Wet waste (Kg/day):	1622	kg/day
Total Waste	2703	kg/day
E-waste	--	--
Hazardous waste (Kg/month)	--	--
Biomedical waste (Kg/month) (if applicable)	--	--
STP sludge:20	20	kg/day

Mode of Disposal of Waste:

Particulars	Management
Dry waste	Will be managed through local recyclers.
Wet Waste	Will be processed in the Organic Waste Converter and manure so obtained will be used for landscaping.
E-Waste: NA	--

<table>
<tr><td></td><td>Hazardous Waste: NA</td><td>--</td></tr>
<tr><td></td><td>Biomedical Waste: NA</td><td>--</td></tr>
<tr><td></td><td>STP Sludge (Dry Sludge):</td><td>Will be processed in organic waste converter along with biodegradable waste.</td></tr>
<tr><td></td><td>Area Requirement for OWC</td><td>161 sqmt</td></tr>
<tr><td></td><td colspan="2">Budgetary allocation (capital cost and O&M cost)</td></tr>
<tr><td></td><td>Capital Cost</td><td>Rs.22 lakhs</td></tr>
<tr><td></td><td>O & M Cost</td><td>Rs.4 Lakhs pa</td></tr>
<tr><td>Green Belt Development</td><td colspan="2">Total R.G. Area: 22,380.83 Sq.m (28%)
RG area other than green belt (please specify for playground, etc.)
RG area under green belt:
RG on the podium (Sq. m): 22,380.83 Sq.m (28%)
Number and list of trees species to be planted in the Podium RG:
<table>
<tr><td colspan="3">List of trees</td></tr>
<tr><td>Botanical Names</td><td>Common Names</td><td>Nos.</td></tr>
<tr><td>Cordia sebestena</td><td>Scarlet cordia</td><td>42</td></tr>
<tr><td>Brownia coccinia</td><td>Scarlet flame bean</td><td>27</td></tr>
<tr><td>Bismarkia nobilis</td><td>Bismarck palm</td><td>88</td></tr>
<tr><td>Plumeria alba</td><td>White frangipani</td><td>48</td></tr>
<tr><td>Plumeria rubra</td><td>Red frangipani</td><td>15</td></tr>
<tr><td colspan="2">Total</td><td>220</td></tr>
<tr><td colspan="3">Botanical Names(Shrubs)</td></tr>
<tr><td colspan="3">Alpina Zerembet
Hiliconia
Pandanus Dwarf</td></tr>
</table>
Number and list of trees species to be planted around the border of Nallah/Stream/Pond(if any): NIL
Number, size, age and species of trees to be cut, trees to be transplanted: NA
NOC for the tree cutting/transplantation/ compensatory plantation, if any: NA</td></tr>
<tr><td></td><td colspan="2">Budgetary allocation (Capital cost and O&M cost)</td></tr>
<tr><td></td><td>Capital Cost</td><td>Rs 5 Lakhs</td></tr>
<tr><td></td><td>O & M Cost</td><td>Rs. 2 Lakhs p.a</td></tr>
<tr><td>Energy</td><td colspan="2">Power Supply:
Maximum Demand :9307 KW
Connected Load :24,919 KW
Source : MSEB
DG set (Back up):1x250 KVA,1x625 and 1x1000 KVA
Type of Fuel Used : HSD
Energy saving by non-conventional method:
Energy conservation measures:
Energy efficient LED which give approx. 30% more light output for the same watts consumed and longer Lamp life.
Assess the possibility of use of renewable energy. Use of solar</td></tr>
</table>

lights for common area lighting.
Energy Efficient T5 and LED lamps are used in stilt, basement, common passages and refuges, club house podium area, façade and external lightning.
Maintaining the power factor between 0.95 lag and unity for common area loads.
Maintaining lighting power density as per ECBC standard in common areas and recreation facility.
The luminaries used for external building lights shall have lamps having minimum efficacy of 60lm/W.
Astronomical switching of outdoor lighting.
Proposing use of VFD's (Variable Frequency Drive) for all motors used in lifts, plumbing, Firefighting system.
Promoting use of star rated equipments such as AC, Fridge, Microwave, in houses by owners.
All the Common area Panels viz shall have electric metering to record, energy in KwH, Demand in Kw.
Details calculations & % of saving:

ENERGY SAVING SUMMARY FOR BUILDING NO 5B			
Sr.No	Items	Total Elect. Load Conventional case (Kw)	Elect. demand after using Energy saving means (kw)
	Energy Saving Parameters		
1	Stilt & Refuge area Ltg	6	3.7
2	External Area Ltg.	5	3.3
3	Common Area Ltg	6	3.5
4	Lifts with VFD & Regenerative Type	65	59
5	Plumbing System Load	19	17
	Total	100	86
Overall Saving for the Project in %			*14*
Total Units saved based on Unit Consumption (Kw)			*14*

ENERGY SAVING SUMMARY FOR BUILDING NO 6			
Sr.No	Items	Total Elect. Load Conventional case (Kw)	Elect. demand after using Energy saving means (kw)
	Energy Saving Parameters		
1	Basement	25	17
2	Stilt, Podium & Refuge Floor	13.5	9
3	External Area Ltg.	8	5
4	Common Area Ltg	13	8
5	Lifts with VFD & Regenerative Type	200	180

6	Plumbing System Load	35	32
8	Basement Ventilation	150	135
9	Solar Lighting (40% of common area ltg)	8	0
	Total	453	385
Overall Saving for the Project in %			*15*
Total Units saved based on Unit Consumption (Kw)			*68*

ENERGY SAVING SUMMARY FOR BUILDING NO 9

Sr.No	Items	Total Elect. Load Conventional case (Kw)	Elect. demand after using Energy saving means (kw)
	Energy Saving Parameters		
1	Basement	40	26
2	Stilt & Podium Floor	43	28
3	External Area Ltg.	10	7
4	Common Area Ltg	37	22
5	Lifts with VFD & Regenerative Type	548	493
6	Plumbing System Load	112	101
8	Basement Ventilation	500	450
9	Shaft Ventilation	100	90
10	Solar Lighting (40% of common area ltg)	24	0
	Total	1,414	1,217
Overall Saving for the Project in %			*14*
Total Units saved based on Unit Consumption (Kw)			*197*

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

Sr no.	Section no.	Requirement	Compliance met by
1	7.2.1.4	Exterior lighting control	Astronomical switching is considered for external & common area lighting
2	7.2.3	Exterior lighting luminaires	For lamps which operate at greater than 100 w, minimum efficacy of 60 lm/w lamps are prposed.
3	8.2.2	Energy efficient motors	Use of energy efficient motors and vfd's for pumps,lifts and ventilation fans.
4	8.2.3	Power factor correction	Maintaining power factor between 0.95 lag and unity at the point of correction.
5	8.2.4	Check-metering and monitoring	Load managers for emg. And utility loads.

<table>
<tr><td></td><td>
<table>
<tr><td>6</td><td>8.2.5.1</td><td>Power distribution power losses</td><td>A distribution loss not to exceed 1% of total power usage is met by adequately sizing the power cables.</td></tr>
<tr><td colspan="4">Budgetary allocation (capital cost and O&M cost)</td></tr>
<tr><td colspan="3">Capital Cost :</td><td>Rs.96.4 lakhs</td></tr>
<tr><td colspan="3">O& M Cost :</td><td>Rs. 4.82 lakhs</td></tr>
</table>
</td></tr>
<tr><td>Environmental Management plan and Budgetary Allocation</td><td>
Operation Phase (with Break-up)-
<table>
<tr><td>Method Adopted</td><td>Setting-up Cost
(Rs. in Lac)</td><td>Annual Maintenance and Operational Cost
(Rs. in Lac per annum)</td></tr>
<tr><td>Rain Water Harvesting</td><td>76</td><td>0.5</td></tr>
<tr><td>MSW</td><td>22</td><td>4</td></tr>
<tr><td>STP</td><td>80</td><td>7</td></tr>
<tr><td>Energy Efficient System</td><td>96.4</td><td>4.82</td></tr>
<tr><td>Landscaping</td><td>5</td><td>2</td></tr>
<tr><td>TOTAL</td><td>279.4</td><td>18.32</td></tr>
</table>
Quantum and generation of Corpus fund and commitment:
After occupancy, Co-Op societies will be formed.
The Operation and Maintenance of Environmental Management Facilities (EMF) shall be taken care by the developers till the society is formed.
Afterwards, EMF shall be handed over to Society.
</td></tr>
<tr><td>Traffic Management</td><td>
Nos. of the junction to the main road & design of confluence:
Entries & Exits :
6 Entries/Exits: One from 24.7 m wide Jata Shankar Dosa Road(E) and five from 13.4 m wide DP Road (N)
Roads:
24.7 m wide Jata Shankar Dosa Road(E)
13.4 m wide DP Road connected to 24.70 m wide Jata Shankar Road
Parking Details: 1038 Four wheeler Parking
Area and nos. of the Basements: 2 Basements (18641.09 m2)
Area and nos. of Podia: 2 Podia (15454.03 m2)
Stilt Area : 4975.05 m2
Total Area=33,550 m2
Area/Car =32.32 m2
Public Transport: Not applicable
Width of all Internal roads :All internal Roads of minimum 6m width
</td></tr>
</table>

3. The proposal has been considered by SEIAA in its 72nd 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 :

(i) This environment clearance is issued subject to restricting total no of new flats to be constructed up to 738 as approved by the local authority. PP may approach to SEIAA as and when local authority approves the proposed new flats.

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

(v) 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.

(vi) "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.

(vii) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.

(viii) 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.

(ix) 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.

(x) 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.

(xi) 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

(xii) 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.

(xiii) Arrangement shall be made that waste water and storm water do not get mixed.

(xiv) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.

(xv) 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.

(xvi) Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.

(xvii) 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.

(xviii) 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.

(xix) 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.

(xx) 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.

(xxi) 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.

(xxii) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.

(xxiii) 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.

(xxiv) 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.

(xxv) 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).

(xxvi) Ready mixed concrete must be used in building construction.

(xxvii) 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.

(xxviii) Storm water control and its re-use as per CGWB and BIS standards for various applications.

(xxix) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.

(xxx) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.

(xxxi) 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 Environmenent 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.

(xxxii) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.

(xxxiii) 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.

(xxxiv) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.

(xxxv) 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.

(xxxvi) 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.

(xxxvii) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement

(xxxviii) 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.

(xxxix) 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.

(xl) 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.

(xli) 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.

(xlii) 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

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

(xliv) 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.

(xlv) 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.

(xlvi) Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.

(xlvii) A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.

(xlviii) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.

(xlix) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.

(l) 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.

(li) 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.

(lii) 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.

(liii) 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.

(liv) 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.

(lv) 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.

(lvi) 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 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 , Van Vigyan Bhawan, Sec- 5, R.K. Puram, New Dehli – 110 022, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

(Medha Gadgil)
Additional Chief 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, 'Paryavaran Bhawan' CGO Complex, Lodhi Road, New Delhi – 110510
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, Mumbai
8. Commissioner, Municipal Corporation Greater Mumbai (MCGM)
9. IA- Division, Monitoring Cell, MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
10. Select file (TC-3)

(EC uploaded on 9/9/2014)

(57)

By Speed Post

No. 21- 1007/2007-IA .III
Government of India
Ministry of Environment and Forests
(I.A. Division)

Paryavaran Bhawan,
CGO Complex, Lodhi Road
New Delhi 110510
Dated: May 26, 2008

To

M/s. Nirmal Lifestyle (India) Pvt. Ltd
LBS Road,
Near Old Hext Pharamceutical Company
Opp. Nirmal Complex,
Mulund, Mumbai- 400 080
Maharashtra

Subject: **Environmental Clearance for proposed project "City of Joy" at CTS Nos. 661/14 & 661/15(pt) and Village Mulund (W), Mumbai, Maharashtra.**

Dear Sirs,

I am directed to refer to your application seeking prior environmental clearance for the above project under the EIA Notification 2006. The above proposal has been appraised as per prescribed procedure on the basis of the mandatory documents enclosed with the application viz. the Form 1, Form 1A and the additional clarifications furnished in response to the observations of the Expert Appraisal Committee (EAC) constituted by the competent authority in its 29th meeting held on April 25-26, 2008.

2. The project proponent is proposing for construction of "City of Joy" at CTS Nos. 661/14 & 661/15(pt) and New CTS No. 661/1/7 of Village Mulund (W), Mumbai, Maharashtra at a cost of Rs. 245 crore. The project involves construction of residential and office buildings as per details given below:

	Component	Wing 1	Wing 2	No. of Flats
1.	**Residential**			
	Bldg. No. 1	P1+ P2+St+20	-	80
	Bldg. No. 2	P1+P2+St+30	-	104
2.	**Office building**	P1+P2+P3+P4+P5+P6 +P7+P8+St+14		-

The total plot area is 80371.9 sq. m. Total built up area as per FSI is 1,52,710.0 sq. m. Total water requirement will be 1197 cu.m/day including recycled water and 413 cu.m/day of waste water will be generated from the buildings which will be treated in two sewage treatment plant with capacities of

125 cu.m/day and 330 cu.m/day respectively. The treated wastewater will be used for flushing, and Horticulture purpose and unused waste water will be discharged in to municipal sewer. The solid waste generated from the buildings will be 4722 Kg/day. The solid waste will be segregated in to dry and wet waste. The recyclable/dry solid waste will be handed over to authorized vendors for recovery of recyclable material and wet garbage will be disposed of organic waste converter. The parking space is proposed for parking of 1910 cars.

3. The EAC after due consideration of the relevant documents submitted by the project proponent and additional clarifications furnished in response to its observations have recommended the grant of environmental clearance for the project mentioned above subject to compliance with the EMP and other stipulated conditions. Accordingly, the Ministry hereby accords necessary environmental clearance for the project under category 8 (b) of EIA Notification 2006 subject to the strict compliance with the specific and general conditions mentioned below:

PART A- SPECIFIC CONDITIONS

I. **Construction Phase**

i. Vehicles hired for construction activities should be operated only during non-peak hours.
ii. All the top soil excavated during construction activities should be stored for use in horticulture/landscape developments within the project site.
iii. Ready mixed concrete shall be used in building construction.
iv. Water demand during construction shall be reduced by use of pre mixed concrete, curing agents and other best practices.
v. Permission to draw and use ground water for construction work shall be obtained from competent authority prior to construction/operation of the project.
vi. 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.
vii. Use of glass may be reduced upto 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
viii. Roof should meet the prescriptive requirement as per energy conservation building code by using appropriate thermal insulation material to fulfill requirement.
ix. 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 to fulfill requirement.
x. Storm water control and its reuse should be as per Central Ground Water Board and BIS standards for various applications.
xi All required sanitary and hygienic measures including portable toilets/septic tank etc. for labour should be in place before starting

construction activities and to be maintained throughout the construction phase.

xii. Soil and ground water samples will be tested to ascertain that there is no threat to groundwater quality by leaching of heavy metals and other toxic contaminants.

xiii. A First Aid Room will be provided at the project site both during construction and operation of the project.

xiv. Adequate drinking water facility should be provided for construction workers at the site. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.

xv. Disposal of muck including excavated material during construction phase should not create any adverse effects on the neighboring communities and be disposed off taking the necessary precautions for general safety and health aspects of people.

xvi. Diesel power generating sets used during construction phase should be of "enclosed type" to prevent noise and should conform to rules made under Environment (Protection) Act 1986, prescribed for air and noise emission standards.

xvii. Ambient noise levels should conform to standards both during day and night when measured at boundary wall of the premises. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase.

xviii. The construction agencies shall use flyash based material/ products as per the provisions of fly ash notification of 14.9.1999 and as amended on 27.8.2003.

xix. Vehicles hired for bringing construction material at site should be in good condition and should have valid "pollution under check"(PUC) certificate and to conform to applicable air and noise emission standards and should be operated only during non-peaking hours.

xx. Construction spoils including bituminous material and other hazardous materials must not be allowed to contaminate water courses and the dump sites for such material must be secured so that they should not leach into the ground water.

xxi. Any hazardous waste generated during construction phase should be disposed of as per applicable Rules & norms with necessary approvals of the State Pollution Control Board.

xxii. Under the provisions of the Environment (Protection) Act 1986, legal action shall be initiated against the project proponent if it was found that construction of the project had started without obtaining environmental clearance.

xxiii. The diesel required for operating DG Set shall be stored in underground tanks and if required, clearance from the Chief Controller of Explosives shall be taken.

xxiv. 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 protection measures from lightening etc.

xxv. 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.

II. Operation Phase

The environmental clearance recommended to the project is subject to the specific conditions as follows:

i. Diesel power generating sets proposed as source of back up power for lifts and common area illumination should be of "enclosed type" and conform to rules made under The Environment (Protection) Act 1986. The location of DG Set may be decided in consultation with State Pollution Control Board.

ii. During night time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.

iii. Noise should be controlled to ensure that it does not exceed the prescribed standards.

iv. Weep holes in the compound walls shall be provided to ensure natural drainage of rainwater in the catchment area during the monsoon period.

v. The STP shall be installed for the treatment of sewage generated to the prescribed standards including odour and treated effluent will be re-cycled to the maximum extent possible. In case treated effluent is to be discharged separately during monsoon period consent of State Pollution Control Board shall be taken.

vi. Separation of gray and black water should be done by the use of duel plumbing line. Treatment of 100% gray water by decentralized treatment should be done.

vii. For disinfection of waste water ultra violet radiation shall be used in place of chlorination.

viii. Rainwater harvesting and ground water recharging shall be practiced. Oil & Grease trap shall be provided to remove oil and grease from the surface run off and suspended matter shall be removed in a settling tank before its utilization for rainwater harvesting.

ix. The solid waste generated should be properly collected & segregated. Wet garbage should be composted and dry/inert solid waste should be disposed off to approved sites for land filling after recovering recyclable material.

x. The open spaces inside the plot should be preferably landscaped and covered with vegetation of indigenous variety. Green belt of adequate width and density will be provided all around the periphery of the plot preferably with local species to reduce noise and dust level.

xi. The ground water levels and its quality should be monitored regularly in consultation with Central Ground Water Authority.

xii. A Report on the energy conservation measures should be prepared incorporating details about building materials & technology, R & U Factors etc and submitted to the Ministry in three months time.

xiii. The values of R & U for the building envelope should meet the requirements of the hot & humid climatic location. Details of the building envelope should be worked out and furnished in three months time.

xiv. Energy conservation measures like installation of CFLs/FLs for lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Used CFLs & FLs should be properly collected and disposed of/sent for re-cycling as per the prevailing rules/ guidelines/ standards issued by the regulatory authority to avoid Mercury contamination. Use of solar panels may be done to the extent possible.

xv. The buildings should have adequate distance between them to allow movement of fresh air and passage of light to the premises.

xvi. Adequate measures should be taken to prevent odour problem from solid waste processing plant as also from STP.

PART – B. GENERAL CONDITIONS

i) The environmental safeguards contained in the documents should be implemented in letter and spirit.

ii) Provision should be made for the supply of kerosene or cooking gas and pressure cooker to the laborers during construction phase.

iii) 6 monthly monitoring reports should be submitted to the Ministry and its Regional Office.

4. Officials from the Regional Office of MOEF, Bhopal who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents / data by the project proponents during their inspection. A complete set of all the documents submitted to MoEF should be forwarded to the CCF, Regional office of MOEF, Bhopal.

5. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.

6. The Ministry reserves the right to modify/add additional environmental safeguards subsequently, if found necessary. Environment Clearance granted will be revoked if it is found that false information has been given for approval of the project.

7. Necessary permission shall be obtained from the State Fire Department for providing fire safety measures before allotment of premises. If any forest land is involved in the proposed site, clearance under the Forest Conservation Act, 1980 from the Competent Authority shall be taken.

8. These stipulations would be enforced among others under the provisions of the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and control of Pollution) act 1981, the Environment (Protection) Act, 1986 and the Public Liability (Insurance) Act, 1991.

9. The project proponent shall enter in to MOU with all buyers of the property to ensure operation and maintenance of the STP and other assets.

10. Any appeal against this environmental clearance shall lie with the National Environment Appellate Authority, if preferred, within a period of 30 days as prescribed under section 11 of the National Environment Appellate Act, 1997.

(K.C. RATHORE)
Additional Director (IA)

Copy to: -

1. The Secretary, Department of Environment, Government of Maharashtra, New Administrative Building, 15th Floor, Opp. Mantralaya, Mumbai.
2. The Chairman, State Environment Impact Assessment Authority, Department of Environment, Government of Maharashtra, New Administrative Building, 15th Floor, Opp. Mantralaya, Mumbai.
3. The Member Secretary, Maharashtra State Pollution Control Board, Kalptaru Point, 3rd Floor, Near Sion Circle Opp. Cine Planet Cinema, Sion(E), Mumbai.
4. The CCF, Regional Office, Ministry of Environment & Forests, Bhopal.
5. IA - Division, MOEF, New Delhi - 110001.
6. Guard file.

(K.C. RATHORE)
Additional Director (IA)

ENVIRO ANALYSTS & ENGINEERS PVT. LTD.
(NABET, NABL Accredited and MoEFCC Approved)
CIN No-U28900MH1995PTC093129 | GST No-27AAACE6597R1ZP
B-1003,Enviro House,10th Flr, Western Edge II, W.E. Highway, Borivali (E), Mumbai-400066

Ambient Air Quality Monitoring Report

Report No – EAEPL/A/02/22/00096			**Report Date - 16.02.2022**
Name of Customer	**M/s. Nirmal Lifestyle (India) Pvt. Ltd. " City of Joy"**		
Site Address	"City Of Joy" CTS No. 661/1/4, 661/1/5, 661/1/6, 661/1/7, 661/1/8, of village Mulund, Taluka Kurla, A.C.C Road in 'T' Ward, Mumbai.		**Reference** – WO # RA/WO/007/2019 Dated 18.10.2019
Nature and Description of Sample	Ambient Air	**Sample Collected by**	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/A/02/22/00096 (Near Main Gate of Site)	**Sample quantity and packing**	PM10 = 1 X 1 No. Filter paper. PM2.5 = 1 X 1 No. Filter paper. SOx = 30ml X 2 No. PVC bottle. NOx = 30ml X 2 No. PVC bottle.
		Preservation	Filter papers – Transported and stored in desiccator. PVC bottles - Transported and stored at 5°C (±1 °C).
Date of Sampling	08.02.2022	**Date of Receipt**	09.02.2022
Sampling Procedure	EAEPL/LAB/SOP/01		
Period of Analysis	09.02.2022 to 11.02.2022		
Report for the month	February, 2022.		

Environmental Conditions		
Ambient Air Temperature (°C)	**Relative Humidity (%)**	**Duration of Monitoring**
28.00	56.00	8 hours

RESULTS

Tests Parameter	Results	NAAQS LIMITS	METHOD
R.S.P.M (PM_{10}) (µg/m³)	48.43	100 µg/m³	IS 5182 Part 23
R.S.P.M ($PM_{2.5}$) (µg/m³)	15.00	60 µg/m³	EAEPL/LAB/SOP/AIR/05
SO_2 (µg/m³)	18.37	80 µg/m³	IS 5182 Part-2 (2001) Reaffirmed 2017
NOx (µg/m³)	19.57	80 µg/m³	IS 5182 Part-6 (2006) Reaffirmed 2017

Remark: All the measured values are within NAAQS limits.

----------End----------

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT. LTD.,

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CIN No-U28900MH1995PTC093129 | GST No-27AAACE6597R1ZP
B-1003,Enviro House,10th Flr, Western Edge II, W.E. Highway, Borivali (E), Mumbai-400066

Water Sample Analysis Report

Report No – EAEPL/W/02/22/00097			**Report Date - 16.02.2022**
Name of Customer	**M/s. Nirmal Lifestyle (India) Pvt. Ltd. " City of Joy"**		
Site Address	"City Of Joy" CTS No. 661/1/4, 661/1/5, 661/1/6, 661/1/7, 661/1/8, of village Mulund, Taluka Kurla, A.C.C Road in 'T' Ward, Mumbai.		**Reference –** WO # RA/WO/007/2019 Dated 18.10.2019
Nature and Description of Sample	Tanker Water	**Sample Collected by**	EAEPL Laboratory
Sampling Locations and Sample Code	EAEPL/W/02/22/00097 (Near Main Gate of Site)	**Sample quantity and packing**	2 L X 1 No. PVC Can. 500 ml X 1 No. Glass sterilised bottle.
		Preservation	Cool -Transported and stored at 5°C (± °C).
Date of Sampling	08.02.2022	**Date of Receipt**	09.02.2022
Sampling Procedure	EAEPL/LAB/SOP/02		
Period of Analysis	09.02.2022 to 16.02.2022		
Report for the month	February, 2022.		

Parameters	Unit	Results	IS 10500:2012 Limits		Method
			Acceptable Limits	Permissible Limits	
pH	-	7.48	6.5-8.5	No Relaxation	IS 3025 (Part 11) (1983) Reaffirmed 2017
Total Dissolved Solid	mg / l	278.00	500	2000	IS 3025 (Part 16) (1984) Reaffirmed 2017
Turbidity	NTU	< 1.00	1	5	IS 3025 (Part 10) (1984) Reaffirmed 2017
Chlorides as Cl	mg / l	73.98	250	1000	IS 3025 (Part 32) (1988) Reaffirmed 2019
Total Hardness	mg / l	167.98	200	600	IS 3025 (Part 21) (2009) Reaffirmed 2019
Calcium	mg / l	39.28	75	200	IS 3025 (Part 40) (1991) Reaffirmed 2019
Residual chlorine	mg / l	< 0.10	0.20	1	IS 3025 (Part 26) (1986) Reaffirmed 2019
Alkalinity	mg / l	72.10	200	600	IS 3025 (Part 23) (1986) Reaffirmed 2019
Sulphate	mg / l	24.60	200	400	IS 3025 (Part 24) (1986) Reaffirmed 2019
Nitrate	mg / l	0.45	45	No Relaxation	APHA 4500 NO_3 - B (23rd Edition)
Fluoride	mg / l	0.36	1	1.5	APHA 4500 F-D (23rd Edition)
Heavy Metals:					
Iron (Fe)	mg / l	0.158	0.3	No Relaxation	IS 3025 (Part 53) 2003 Reaffirmed 2019
Copper (Cu)	mg / l	0.038	0.05	1.5	IS 3025 (Part 42) 1992 Reaffirmed 2019
Zinc (Zn)	mg / l	0.107	5	15	IS 3025 (Part 49) 1994 Reaffirmed 2019
Lead (Pb)	mg / l	0.002	0.01	No Relaxation	IS 3025 (Part 47) 1994 Reaffirmed 2019
Chromium (Cr)	mg / l	0.024	0.05	No Relaxation	IS 3025 (Part 52) 2003 Reaffirmed 2019
Microbiological Analysis:					
Total Coliform	MPN/100ml	<1	Absent	Should not be detectable in any 100ml sample	IS 1622:1981 Reaffirmed 2019
E coli	/100ml	Absent	Absent	Absent	IS 1622:1981 Reaffirmed 2019

----------End----------

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT. LTD.,

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Soil Sample Analysis Report

Report No – EAEPL/S/02/22/00098			**Report Date - 16.02.2022**
Name of Customer	**M/s. Nirmal Lifestyle (India) Pvt. Ltd. " City of Joy"**		
Site Address	"City Of Joy" CTS No. 661/1/4, 661/1/5, 661/1/6, 661/1/7, 661/1/8, of village Mulund, Taluka Kurla, A.C.C Road in 'T' Ward, Mumbai.		**Reference** – WO # RA/WO/007/2019 Dated 18.10.2019
Nature and Description of Sample	Soil	**Sample Collected by**	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/S/02/22/00098 (Centreside of Site)	**Sample quantity and packing**	500 gm X 1 zip lock bag
		Preservation	Transported & stored in dry area
Date of Sampling	08.02.2022	**Date of Receipt**	09.02.2022
Sampling Procedure	EAEPL/LAB/SOP/03		
Period of Analysis	09.02.2022 to 16.02.2022		
Report for the month	February, 2022.		

Parameters	Unit	Results	Methods
pH	-	7.62	IS 2720 (Part 26):1987, Reaffirmed:2016
Electrical Conductivity	µS/cm	372.44	IS 14767:2000, Reaffirmed:2021
Soil Moisture	%	16.84	IS 2720 (Part 02):1973 (Reaffirmed 2020) Oven drying method
Water Holding Capacity	%	34.33	EAEPL/LAB/SOP/SOIL/10
Total Kjeldhal Nitrogen	mg/kg	805.88	IS 14684:1999 Reaffirmed 2019
Organic Matter	%	2.62	IS 2720 (Part 22) – 1972 Reaffirmed 2020
Chlorides	mg/kg	89.95	APHA 4500 Cl^-B and ISRIC Soil analysis procedure, Page No:13-6
Calcium	mg/kg	2193.83	EPA 9080
Magnesium	mg/kg	71.40	EPA 9080
Sulphate	mg/kg	31.19	IS 3025 (Part 24):1986, Water Extract 1:10 Reaffirmed 2019
Available Phosphorus	mg/kg	1.80	EAEPL/LAB/SOP/SOIL/11
Sodium (Na)	mg/kg	3503.71	SW-846 Method 3050B
Potassium (K)	mg/kg	3427.14	SW-846 Method 3050B
Heavy Metals:			
Copper	mg/kg	102.82	SW-846 Method 3050B
Iron	mg/kg	88872.77	SW-846 Method 3050B
Lead	mg/kg	104.34	SW-846 Method 3050B
Zinc	mg/kg	151.76	SW-846 Method 3050B

----------End----------

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B-1003,Enviro House,10th Flr, Western Edge II, W.E. Highway, Borivali (E), Mumbai-400066

Ambient Noise Level Monitoring Report

Report No – EAEPL/PM/NLPL/09-04/02/2022			**Report Date - 16.02.2022**
Name of Customer	**M/s. Nirmal Lifestyle (India) Pvt. Ltd. " City of Joy"**		
Site Address	"City Of Joy" CTS No. 661/1/4, 661/1/5, 661/1/6, 661/1/7, 661/1/8, of village Mulund, Taluka Kurla, A.C.C Road in 'T' Ward, Mumbai.		**Reference** – WO # RA/WO/007/2019 Dated 18.10.2019
Nature and Description of Sample	Noise	**Sample Collected by**	EAEPL Laboratory
Sampling locations and Sample Code	PM/N/09-04/02/22	**Sample quantity and packing**	Not Applicable
Date of Sampling	08.02.2022	**Date of Receipt**	Not Applicable
Sampling Procedure	EAEPL/LAB/SOP/04		
Report for the month	February, 2022.		

Monitoring Locations	Units	Results		CPCB Norms	
		Day Time	Night	Day	Night
Near Backside of Site	dB(A) Leq.	53.5	43.2	55	45
Centreside of Site	dB(A) Leq.	**56.0**	42.3	55	45
Near Site Office	dB(A) Leq.	52.3	44.2	55	45
Near Main gate of Site	dB(A) Leq.	**55.7**	44.5	55	45

Remark: The noise level was observed to be within CPCB limits at all of the locations except near main gate & centreside of site.

----------End----------

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B-1003,Enviro House,10th Flr, Western Edge II, W.E. Highway, Borivali (E), Mumbai-400066

Ambient Air Quality Monitoring Report

Report No - EAEPL/PM/NLPL/16-01/12/2021			**Report Date – 23.12.2021**
Name of Customer	**M/s. Nirmal Lifestyle (India) Pvt. Ltd. " City of Joy"**		**Reference –** WO # RA/WO/007/2019 dtd 18.10.2019
Site Address	"City Of Joy" CTS No. 661/1/4, 661/1/5, 661/1/6, 661/1/7, 661/1/8, of village Mulund, Taluka Kurla, A.C.C Road in 'T' Ward, Mumbai.		
Nature and Description of Sample	Ambient Air	**Sample Collected by**	EAEPL Laboratory
Sampling locations and Sample Code	PM/A/16-01/a,b,c,d/12/21 (Near Main Gate of Site)	**Sample quantity and packing**	PM_{10} = 1 * 1 No. Filter paper. $PM_{2.5}$ = 1 * 1 No. Filter paper. SOx = 30ml * 2 No. PVC bottle. NOx = 30ml * 2 No. PVC bottle.
		Sample Preservation	Filter papers – Transported and stored in desiccator. PVC bottles - Transported and stored at 5°C (±1 °C).
Date of Sampling	15.12.2021	**Date of Receipt**	16.12.2021
Sampling Procedure	EAEPL/LAB/SOP/01		
Period of Analysis	16.12.2021 to 23.12.2021		
Report for the month	December, 2021		

Environmental Conditions		
Ambient Air Temperature (°C)	**Relative Humidity (%)**	**Duration of Monitoring**
30°C	59%	8 Hours

RESULTS

Monitoring Locations	Near Main Gate of Site	**NAAQS LIMITS**	**METHOD**
Pollution Parameters	PM/A/16-01/a,b,c,d/12/21		
R.S.P.M (PM_{10}) (µg/m³)	54.71	100 µg/m³	IS 5182 (Part 23)
R.S.P.M ($PM_{2.5}$) (µg/m³)	21.21	60 µg/m³	EAEPL/LAB/SOP/AIR/05
SO_2 (µg/m³)	18.92	80 µg/m³	IS 5182 (Part 2) 2001 Reaffirmed 2017
NOx (µg/m³)	21.67	80 µg/m³	IS 5182 (Part 6) 2006 Reaffirmed 2017

Remark: All the measured values are within NAAQS limits.

----------**End**----------

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B-1003,Enviro House,10th Flr, Western Edge II, W.E. Highway, Borivali (E), Mumbai-400066

Water Sample Analysis Report

Report No. - EAEPL/PM/NLPL/16-02/12/2021			**Report Date – 23.12.2021**
Name of Customer	**M/s. Nirmal Lifestyle (India) Pvt. Ltd. " City of Joy"**		
Site Address	"City Of Joy" CTS No. 661/1/4, 661/1/5, 661/1/6, 661/1/7, 661/1/8, of village Mulund, Taluka Kurla, A.C.C Road in 'T' Ward, Mumbai.		**Reference –** WO # RA/WO/007/2019 dtd 18.10.2019
Nature and Description of Sample	Tanker Water	**Sample Collected by**	EAEPL Laboratory
Sampling locations and Sample Code	PM/W/16-02/12/21 (Near Backside of Site)	**Sample quantity and packing**	2 L X 1 No. PVC Can. 500 ml X 1 sterile glass bottle
		Sample Preservation	Cool -Transported and stored at 5°C (± 1°C).
Date of Sampling	15.12.2021	**Date of Receipt**	16.12.2021
Sampling Procedure	EAEPL/LAB/SOP/02		
Period of Analysis	16.12.2021 to 23.12.2021		
Report for the month	December, 2021		

Parameters	Unit	Results	IS 10500:2012 Limits		Method
			Acceptable Limit	Permissible Limit	
pH	-	7.44	6.5-8.5	No Relaxation	IS 3025 (Part 11) 1983 Reaffirmed 2017
Total Dissolved Solids	mg / l	260.00	500	2000	IS 3025 (Part 16) 1984 Reaffirmed 2017
Turbidity	NTU	< 1.00	1	5	IS 3025 (Part 10) 1984 Reaffirmed 2017
Chlorides as Cl	mg / l	66.53	250	1000	IS 3025 (Part 32) 1988 Reaffirmed 2019
Total Hardness	mg / l	158.82	200	600	IS 3025 (Part 21) 2009 Reaffirmed 2019
Calcium	mg / l	43.29	75	200	IS 3025 (Part 40) 1991 Reaffirmed 2019
Alkalinity	mg / l	71.40	200	600	IS 3025 (Part 23) 1986 Reaffirmed 2019
Residual chlorine	mg / l	< 0.10	0.20	1	IS 3025 (Part 26) 1986 Reaffirmed 2019
Sulphate	mg / l	27.50	200	400	IS 3025 (Part 24) 1986 Reaffirmed 2019
Nitrate	mg / l	0.44	45	No Relaxation	APHA 4500 NO_3- B (23rd Edition)
Fluoride	mg / l	0.39	1	1.5	APHA 4500 F-D (23rd Edition)
Heavy Metals:					
Iron (Fe)	mg / l	0.156	0.3	No Relaxation	IS 3025 (Part 53) 2003 Reaffirmed 2019
Copper (Cu)	mg / l	0.028	0.05	1.5	IS 3025 (Part 42) 1992 Reaffirmed 2019
Zinc (Zn)	mg / l	0.082	5	15	IS 3025 (Part 49) 1994 Reaffirmed 2019
Lead (Pb)	mg / l	0.001	0.01	No Relaxation	IS 3025 (Part 47) 1994 Reaffirmed 2019
Chromium (Cr)	mg / l	0.036	0.05	No Relaxation	IS 3025 (Part 52) 2003 Reaffirmed 2019
Microbiological Analysis:					
Total Coliform	MPN/100ml	Absent	Absent	Should not be detectable in any 100ml sample	IS 1622:1981 Reaffirmed (2009)
E coli	MPN/100ml	Absent	Absent	Absent	IS 1622:1981 Reaffirmed (2009)

----------End----------

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Soil Sample Analysis Report

Report No- EAEPL/PM/NLPL/16-03/12/2021			**Report Date – 23.12.2021**
Name of Customer	**M/s. Nirmal Lifestyle (India) Pvt. Ltd. " City of Joy"**		
Site Address	"City Of Joy" CTS No. 661/1/4, 661/1/5, 661/1/6, 661/1/7, 661/1/8, of village Mulund, Taluka Kurla, A.C.C Road in 'T' Ward, Mumbai.		**Reference –** WO # RA/WO/007/2019 dtd 18.10.2019
Nature and Description of Sample	Soil	**Sample Collected by**	EAEPL Laboratory
Sampling locations and Sample Code	PM/S/16-03/12/21 (Centreside of Site)	**Sample quantity and packing**	500 gm X 1 zip lock bag
		Preservation	Transported & stored in dry area.
Date of Sampling	16.12.2021	**Date of Receipt**	16.12.2021
Sampling Procedure	EAEPL/LAB/SOP/04		
Period of Analysis	16.12.2021 to 23.12.2021		
Report for the month	December, 2021		

Parameters	Unit	Results	Methods
pH	-	7.66	IS 2720 (Part 26):1987, Reaffirmed:2016
Electrical Conductivity	µS/cm	337.30	IS 14767:2000, Reaffirmed:2021
Organic Matter	%	2.34	IS 2720 (Part 22) – 1972 (Reaffirmed 2020)
Total Kjeldhal Nitrogen	mg/kg	801.50	IS 14684:1999 (Reaffirmed 2019)
Soil Moisture	%	16.60	IS 2720 (Part 02):1973 (Reaffirmed 2020) Oven drying method
Water Holding Capacity	%	37.30	EAEPL/LAB/SOP/SOIL/10
Available Phosphorus	mg/kg	1.81	EAEPL/LAB/SOP/SOIL/11
Calcium	mg/kg	2018.54	EPA 9080
Magnesium	mg/kg	72.13	EPA 9080
Chlorides	mg/kg	97.83	APHA 4500 Cl^-B and ISRIC Soil analysis procedure, Page No:13-6
Sulphate	mg/kg	28.00	IS 3025 (Part 24):1986, (Water Extract 1:10) Reaffirmed 2019
Potassium (K)	mg/kg	3160.99	SW-846 Method 3050B
Sodium (Na)	mg/kg	3126.18	SW-846 Method 3050B
Heavy Metals:			
Copper	mg/kg	99.70	SW-846 Method 3050B
Iron	mg/kg	81057.80	SW-846 Method 3050B
Lead	mg/kg	97.77	SW-846 Method 3050B
Zinc	mg/kg	149.61	SW-846 Method 3050B

----------End----------

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B-1003,Enviro House,10th Flr, Western Edge II, W.E. Highway, Borivali (E), Mumbai-400066

Ambient Noise Level Monitoring Report

Report No - EAEPL/PM/NLPL/16-04/12/2021			**Report Date – 23.12.2021**
Name of Customer	**M/s. Nirmal Lifestyle (India) Pvt. Ltd. " City of Joy"**		**Reference –** WO # RA/WO/007/2019 dtd 18.10.2019
Site Address	"City Of Joy" CTS No. 661/1/4, 661/1/5, 661/1/6, 661/1/7, 661/1/8, of village Mulund, Taluka Kurla, A.C.C Road in 'T' Ward, Mumbai.		
Nature and Description of Sample	Noise	**Sample Collected by**	EAEPL Laboratory
Sampling locations and Sample Code	PM/N/16-04/12/21	**Sample quantity and packing**	Not Applicable
Date of Sampling	16.12.2021	**Date of Receipt**	Not Applicable
Sampling Procedure	EAEPL/LAB/SOP/04		
Period of Analysis	Not Applicable		
Report for the month	December, 2021		

Monitoring Locations	Units	Results		CPCB Norms	
		Day Time	Night Time	Day	Night
Near Backside of Site	dB(A) Leq.	52.7	42.8	55	45
Centreside of Site	dB(A) Leq.	52.9	43.6	55	45
Near Site Office	dB(A) Leq.	53.5	41.6	55	45
Near Main gate of Site	dB(A) Leq.	53.8	41.9	55	45

Remark: The noise level was observed to be within CPCB limit at all locations.

----------End----------

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