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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)