

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)
	P1+P2+ St + 30 Floors	B+ P1+P2+ Stilt+ 36Flr
	No. of Flats :104	32(Additional Flats)
		6B(Residential)
		B+ P1+P2+ Stilt+ 36Flr
		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 26 th 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

Note on the initiated work (if applicable)	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)		
LOI/NOC from MHADA/ other approvals (If Applicable)	NA		
Total plot area	80371.92 m ²		
Deductions	RG Area 10%- 8037.19 m ²		
Net Plot Area	Net Plot Area- 72334.80 m ²		
Permissible FSI (including TDR etc.)	1.0 + 0.33 + TDR+ Fungible FSI		
Proposed Built Up Area(FSI & Non FSI)	Sr. No	Particulars	Area(m ²)
	1	FSI Area	56,793.77
	2	Fungible FSI Area	19,877.82
	3	Non FSI Area	70,871.73
	4	Total Construction Area	1,47,543.31
Ground Coverage Area (Percentage of plot not open to sky)	36,730.43 sq.mt , 45.70%		
Estimated Cost of the project	Rs.140 Crores		
Number of Buildings & configuration(s)	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	
Number of tenants and shops	Total no. of flats: 1081 Nos.(184 Nos. as per previous EC and 897 Nos. Proposed)		
Number of expected residents/users	4485 Residential users		
Tenement density per hectare	450 tenements/hectare		
Height of Building(s)	Building	Height	
	5B	68.35m	
	6 A and 6 B	116.55 m	
	9A and 9 B	137.20 m	
	9C,9D AND 9E	75.96 m	

Right of way (Width of the road from the nearest fire station to the proposed building(s))	24.70 m wide Jata Shankar Dosa Road & 13.40 m wide D.P. Road										
Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	Minimum 6 m wide										
Existing Structure(s)	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)										
Details of the demolition with disposal (If applicable)	NA										
Total Water Requirement	Dry Season; Source : MCGM/Recycled										
	Particulars	Qty								Unit	
	Fresh Water	404								KLD	
	Recycled Water	600								KLD	
	Total Water Requirement	697								KLD	
	Swimming Pool make up	NIL								m3	
	Fire Fighting	300								m3	
	Wet Season; Source : MCGM/Recycled/RWH										
	Particulars	Qty								Unit	
	Fresh Water	404								KLD	
	Recycled Water	600								KLD	
	Total Water Requirement	606								KLD	
	Swimming Pool make up	NIL								m3	
	Fire Fighting	300								m3	
Rain Water Harvesting (RWH)	Level of Ground Water Table					2.7 m to 4 m					
	Size and Quantity of RWH tank(s)					1 x 176 m ³ , 1 x 70 m ³ , 1 x 60 m ³					
	Location of the RWH tank(s)					Underground					
	Percolation Pits					Yes					
	Budgetary allocation (Capital cost and O&M cost)										
	Capital cost					Rs 76 Lakhs					
	O&M cost					Rs 0.5 Lakhs p.a					
UGT tanks	Location(s) of the UGT tank(s)- Lower Basement										
	Bldg	5B	6A	6B	9A	9B	9C	9D	9E	Total	
	UG(m3)	154	92	393	432	132	56	71	56	1352	
Strom water drainage	Natural water drainage pattern: NW to SE										
	Quantity of storm water:										
	Area					Quantity m ³ /s					

	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	--		

	Hazardous Waste: NA	--	
	Biomedical Waste: NA	--	
	STP Sludge (Dry Sludge):	Will be processed in organic waste converter along with biodegradable waste.	
	Area Requirement for OWC	161 sqmt	
	Budgetary allocation (capital cost and O&M cost)		
	Capital Cost	Rs.22 lakhs	
	O & M Cost	Rs.4 Lakhs pa	
Green Belt Development	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:		
	List of trees		
	Botanical Names	Common Names	Nos.
	<i>Cordia sebestena</i>	Scarlet cordia	42
	<i>Brownia coccinia</i>	Scarlet flame bean	27
	<i>Bismarkia nobilis</i>	Bismarck palm	88
<i>Plumeria alba</i>	White frangipani	48	
<i>Plumeria rubra</i>	Red frangipani	15	
Total		220	
Botanical Names(Shrubs)			
<i>Alpina Zerembet</i>			
<i>Hiliconia</i>			
<i>Pandanus Dwarf</i>			
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			
Budgetary allocation (Capital cost and O&M cost)			
Capital Cost	Rs 5 Lakhs		
O & M Cost	Rs. 2 Lakhs p.a		
Energy	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		

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
<i>Overall Saving for the Project in %</i>			<i>14</i>
<i>Total Units saved based on Unit Consumption (Kw)</i>			<i>14</i>

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
<i>Overall Saving for the Project in %</i>			15
<i>Total Units saved based on Unit Consumption (Kw)</i>			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
<i>Overall Saving for the Project in %</i>			14
<i>Total Units saved based on Unit Consumption (Kw)</i>			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 proposed.
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.

	6	8.2.5.1	Power distribution power losses	A distribution loss not to exceed 1% of total power usage is met by adequately sizing the power cables.																							
	Budgetary allocation (capital cost and O&M cost)																										
	Capital Cost :			Rs.96.4 lakhs																							
	O& M Cost :			Rs. 4.82 lakhs																							
Environmental Management plan and Budgetary Allocation	Operation Phase (with Break-up)-																										
	<table border="1"> <thead> <tr> <th rowspan="2">Method Adopted</th> <th>Setting-up Cost</th> <th>Annual Maintenance and Operational Cost</th> </tr> <tr> <th>(Rs. in Lac)</th> <th>(Rs. in Lac per annum)</th> </tr> </thead> <tbody> <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> </tbody> </table>				Method Adopted	Setting-up Cost	Annual Maintenance and Operational Cost	(Rs. in Lac)	(Rs. in Lac per annum)	Rain Water Harvesting	76	0.5	MSW	22	4	STP	80	7	Energy Efficient System	96.4	4.82	Landscaping	5	2	TOTAL	279.4	18.32
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<p>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.</p>																											
Traffic Management	<p>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</p>																										

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.

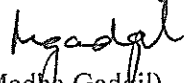
- (xxix) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xxx) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- (xxxi) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and 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.
- (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, SO₂, NO_x (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)