

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

SEAC-2015/CR- 107 /TC-I
Environment department
Room No. 217, 2nd floor,
Mantralaya Annexe,
Mumbai- 400 032.
Date: 18 July, 2016

To,
M/s Deven Ladhani.
1 & 2, Aakanksha Commercial Complex,
Opp. Sajawant Complex,
Achole Road, Nallasopara (E),
Dist- Palghar- 401 209.

Subject: Environmental clearance for "Central Park" (Residential & Commercial Project) at plot no. 1 to 4, 30,31,32,35,42,54, 55,58,59,60,61,70,71,73,74,75,76,77,78,80,81,82,83, S.No.7 to 11, 15 to 17, 19 to 25, H.No. Part and S.No.4, H.No.3 & 4, S.No.5, H.No.1,2 & 5, S.No.6, H.No.1, S.No.26, H.No.2,3 & 4, S.No.27, H.No.1,2 7 3, S.No.28, H.No.1,2&3, S.No. 29 ,H.No. 1 & 2, S.No. 30, H.No. 3 &5, S.No.31, S.No.33, H.No.2 &S.No. 14/1, 15/pt& 15/pt,17/pt, 18/pt, S.No. 5, H.No. 3A, 3B,2/2,5/2 &S.No. 6, H.No. 2A,2B, 1/1 Pt& plot No. 52,53,56 & 57, S.No. 7/pt& 8/pt..Centreal Park of village More, Tal. Vasai, Palghar by M/s Deven Ladhani.

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 41st 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 98th meeting.

2. It is noted that the proposal is considered by SEAC-II under screening category 8(a) B2 as per EIA Notification 2006.

Brief Information of the project submitted by you is as-

Name of the Project	Yashwant Height- Residential cum Commercial Project
Project Proponent	Name: Devendra R. Ladhani M/s. Versatile Realtors Pvt. Ltd.
Consultant	Name- Mr. H.K. Desai M/s. Enviro Analysts and Engineers Pvt. Ltd.
Accreditation of the consultant(NABET Accreditation)	QCI NABET LIST for the Construction Project/ Area Development Project/Township No-47
Type of Project: Housing Project/Industrial Estate/SRA Scheme/MHADA/ Township or others	Residential cum Commercial Project

Location of the project	Plot No.81, S.No.7 to11, 15 to17 ,19 to 25, H. No. Part. S.No.4, H.No.3 & 4, S.No.5, H.No.1,2 & 5, S.No.6, H.No.1, S.No.26, H.No.2, 3 & 4, S.No.27, H.No.1,2&3, S.No.28, H.No.1,2&3, S.No.29, H.No.1&2, S.No.30, H.No.3&5, S.No.31, S.No.33, H.No.2, and S.No.14/1, 15/Pt. & 15/Pt., 17/Pt. & 18/Pt, Central Park, Vill:More, Nallasopara (E.), Taluka-Vasai, Dist- Palghar 401203, Maharashtra.			
Whether in Corporation/municipal/other area	Vasai-Virar City Municipal Corporation			
Applicability of the DCR	DCR 2001, Vasai-Virar sub region Under CIDCO			
Note on the initiated work (if applicable)	Total construction area (FSI + Non FSI):11846.33 Sq.m Date and area details in the necessary approvals issued by the competent authority (attach scan copies) CC copy received from VVCMC dated 12.10.2011			
LOI/NOC from MHADA/ other approvals (If Applicable)	CC copy received from VVCMC dated 12.10.2011			
Total plot area (sq.m.) Deductions Net Plot Area	Sr. No.	Particulars	Area (Sq. m)	
	1	NET PLOT AREA	9250.00	
	2	R.G.10%	925.00	
	3	BUILDABLE PLOT AREA	9250.00	
	4	PERMISSIBLE F.S.I	1.75	
	5	PERMISSIBLE BUILT UP AREA	16187.50	
	6	PROPOSED BUILT UP AREA	16077.76	
Permissible FSI (including TDR etc.)	16187.50 Sq.m.			
Proposed Built Up Area(FSI & Non FSI)	FSI: 16077.76 Sq.m NON FSI: 23105.60 Sq.m Total Built Up area: 39183.34 Sq.m			
Ground Coverage Area (percentage of plot not open to sky)	Total Ground Coverage area = 5187.02 Sq.m. Percentage of Ground Coverage = 54.49 %			
Estimated Cost of the project	Rs. 76.00 Crores			
Number of Buildings & Configuration(s)	Type of building	No. of Buildings	Configuration	Height of the Building
	Residential	One building of A-H WINGS	G + Podium 1+ Podium 2 + 7flrs	29.70 m
	Shops	50 no's	Ground floor	
Number of tenants and shops	Residential : 338 No's Shops: 50No's			

Number of expected residents/users	Residential Component = 1690No's Shops = 150 No's														
Tenant density per hector	365.4 Tenements/hectare														
Height of Building(s)	29.70 m														
Right of way (Width of the road from the nearest fire station to the proposed building(s))	The project site is accessed by 20m wide D.P Road (Central Park Road) and 12m wide existing road.														
Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	Min 6m														
Existing Structure(s)	Construction of <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">Wing</th> <th style="width: 50%;">Construction Under Progress</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>G+P1+P2+1</td> </tr> <tr> <td>G</td> <td>PLINTH</td> </tr> <tr> <td>H</td> <td>PLINTH</td> </tr> <tr> <td>D & E</td> <td>G+P1+P2+7</td> </tr> <tr> <td>B</td> <td>G+P1+P2+7</td> </tr> <tr> <td>F</td> <td>PLINTH</td> </tr> </tbody> </table>	Wing	Construction Under Progress	A	G+P1+P2+1	G	PLINTH	H	PLINTH	D & E	G+P1+P2+7	B	G+P1+P2+7	F	PLINTH
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Details of the demolition with disposal (If applicable)	Not Applicable														
Total Water Requirement	<p>Dry Season:</p> <p>Fresh water (KLD) & source:-155 KLD by VVCMC Recycled water (KLD): -85 KLD (Landscape water-5 KLD) Total Water Requirement (KLD): - 240 KLD Swimming pool make up (cum): - NIL Fire fighting (cum): UG Tanks, OH Tanks -200CUM</p> <p>Wet Season:</p> <p>Fresh water (KLD) & source: - 155 KLD (103 KLD for RWH Tank) Recycled water (KLD): - 80 KLD Total Water Requirement (KLD): - 235 KLD Swimming pool make up (cum): - NIL Fire fighting (cum): UG Tanks, OH Tanks= 200CUM</p>														
Rain Water Harvesting (RWH)	<p>Level of the ground water table: upto 4 m</p> <p>Size and no of RWH tank(s) and quantity: 8 No's of 205 cum(cumulative)</p> <p>Location of the RWH tanks(s):- at ground Level</p> <p>Size, no. of recharge pits and quantity: NIL</p> <p>Budgetary allocation (capital cost and O&M cost)</p> <p>Capital Cost- 35 Lakhs</p> <p>O & M Cost – 1.80 Lakhs</p>														
UG tanks	Location(s) of the UG tank(s) At ground														
Strom water drainage	<p>Natural water drainage pattern:</p> <p>Quantity of storm water:- 0.119 m³/sec</p> <p>Size of SWD:- 0.45M X 0.30M</p>														

Sewage & Waste Water	<p>Sewage generation:- 230 KLD STP Technology:- MBBR Capacity of STP (KLD):- 220KLD Location of the STP – Below Ramp DG Sets (during emergency):DG set backup will be provided for STP during emergency. Budgetary allocation (capacity cost and O&M cost): Capital Cost – Rs. 47 Lakhs O & M Cost – Rs. 12 Lakhs</p>																																		
Solid Waste Management	<p>Waste generation in the Pre Construction and Construction phase Waste generation:</p> <p>Quantity of the top soil to be preserved: Top soil will used for gardening/landscaping Disposal of the construction waste debris:</p> <table border="1" data-bbox="544 698 1445 1872"> <thead> <tr> <th data-bbox="544 698 603 779">Sr. No.</th> <th data-bbox="603 698 783 779">Description of Item</th> <th data-bbox="783 698 991 779">Material Specifications</th> <th data-bbox="991 698 1445 779">Construction Waste Management</th> </tr> </thead> <tbody> <tr> <td data-bbox="544 779 603 949">1</td> <td data-bbox="603 779 783 949">Footings, Columns, Beams & slabs</td> <td data-bbox="783 779 991 949">R.C.C. - M20 grade</td> <td data-bbox="991 779 1445 949">Use of RMC no waste shall be generated as quantity shall be worked out prior to order for each segment</td> </tr> <tr> <td data-bbox="544 949 603 1281">2</td> <td data-bbox="603 949 783 1281">Walls</td> <td data-bbox="783 949 991 1281">Ecolite bricks</td> <td data-bbox="991 949 1445 1281">Minimum breakage will be ensured while handling & masonry works so that there is no waste generation from this source. Broken pieces will be used for temporary structures and backfilling at site which are very minimal in quantity</td> </tr> <tr> <td data-bbox="544 1281 603 1451">3</td> <td data-bbox="603 1281 783 1451">Plaster Internal Plaster External</td> <td data-bbox="783 1281 991 1451">Gypsum plaster Sand faced plaster (sand+ cement)</td> <td data-bbox="991 1281 1445 1451">Plastering waste shall be used for raft foundation and backfilling.</td> </tr> <tr> <td data-bbox="544 1451 603 1541">4</td> <td data-bbox="603 1451 783 1541">Flooring</td> <td data-bbox="783 1451 991 1541">Vitrified 2'X2' size tile</td> <td data-bbox="991 1451 1445 1541">Tiles waste shall be used for china mosaic water proofing of terraces</td> </tr> <tr> <td data-bbox="544 1541 603 1666">5</td> <td data-bbox="603 1541 783 1666">Windows</td> <td data-bbox="783 1541 991 1666">aluminium sliding window with Glass</td> <td data-bbox="991 1541 1445 1666">Aluminum cutting waste shall be sold to recyclers</td> </tr> <tr> <td data-bbox="544 1666 603 1787">6</td> <td data-bbox="603 1666 783 1787">Parking area/Walk ways</td> <td data-bbox="783 1666 991 1787">Paver blocks</td> <td data-bbox="991 1666 1445 1787">Paver blocks shall be utilized for lawns in garden area</td> </tr> <tr> <td data-bbox="544 1787 603 1872">7</td> <td data-bbox="603 1787 783 1872">Internal roads</td> <td data-bbox="783 1787 991 1872">Black top & Concrete both</td> <td data-bbox="991 1787 1445 1872">----</td> </tr> </tbody> </table> <p data-bbox="544 1899 874 2002"> Dry waste (Kg/day): 364 Wet waste (Kg/day):- 518 E-waste (Kg/month): NA</p>			Sr. No.	Description of Item	Material Specifications	Construction Waste Management	1	Footings, Columns, Beams & slabs	R.C.C. - M20 grade	Use of RMC no waste shall be generated as quantity shall be worked out prior to order for each segment	2	Walls	Ecolite bricks	Minimum breakage will be ensured while handling & masonry works so that there is no waste generation from this source. Broken pieces will be used for temporary structures and backfilling at site which are very minimal in quantity	3	Plaster Internal Plaster External	Gypsum plaster Sand faced plaster (sand+ cement)	Plastering waste shall be used for raft foundation and backfilling.	4	Flooring	Vitrified 2'X2' size tile	Tiles waste shall be used for china mosaic water proofing of terraces	5	Windows	aluminium sliding window with Glass	Aluminum cutting waste shall be sold to recyclers	6	Parking area/Walk ways	Paver blocks	Paver blocks shall be utilized for lawns in garden area	7	Internal roads	Black top & Concrete both	----
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	<p>Hazardous waste (Kg/month):NA Biomedical waste (Kg/month) (if applicable): NA STP sludge (Dry sludge) (Kg/Day): 14 Mode of Disposal of Waste: Dry waste:To be managed through recyclers. Wet Waste:To be processed in the Organic Waste Converter. Required amount of manure from OWC will be used for gardening/landscaping E-Waste: NA Hazardous Waste: NA Biomedical Waste: NA STP Sludge (Dry Sludge):to be used as a manure</p> <p>Area Requirement: Location(s) and total area provided for the storage and treatment of the solid waste: Total 42 sq.m area is provided for OWC at ground level.</p> <p>Budgetary allocation (capital cost and O&M cost) Capital Cost – Rs. 10 Lakhs O & M Cost – Rs. 2 Lakhs</p>												
Green Belt Development	<p>Total R.G. Area: RG area other than green belt (please specify for playground, etc.) RG area under green belt: Existing trees -2 No's Trees to be cut =nil RG area required: 10% of total plot area= 925 Sq.m. Provided RG area = 1521.15 Sq.m. (16.4 % of total plot area) Landscape Area on Podium:961.15 Sq.m. Detail of proposed trees -102 trees Plantations: of trees species to be planted in the ground RG: 102 Nos. (ground + podium)</p> <p>Budgetary allocation (Capital cost and O&M cost) Capital Cost=Rs.18.00Lakhs O & M Cost=Rs.2.80Lakhs</p>												
Energy	<p>Power Supply:</p> <table border="1" data-bbox="539 1512 1157 1653"> <tr> <td>1.</td> <td>Total Connected load for the Project</td> <td>2518</td> <td>kW</td> </tr> <tr> <td>2.</td> <td>Total Demand load for the Project</td> <td>1487</td> <td>kW</td> </tr> <tr> <td>3.</td> <td>DGs selected in kVA</td> <td>250</td> <td>kVA</td> </tr> </table> <p>Source: -ELECTRICAL SUPPLY FROM MSEB</p> <p>Energy saving by non-conventional method:-APFC PANEL (Automatic power factor correction panel)</p> <p>Budgetary allocation (capital cost and O&M cost) Capital Cost – Rs.50Lakhs O & M Cost- Rs.5 DG Set: Number and capacity of the DG sets to be used:1 X 250 KVA</p>	1.	Total Connected load for the Project	2518	kW	2.	Total Demand load for the Project	1487	kW	3.	DGs selected in kVA	250	kVA
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	Type of fuel used: = Low Sulphur Diesel / Bio Diesel				
Environmental Management plan Budgetary Allocation	Construction phase(with Break – up) – Capital cost O & M cost (please ensure manpower and other details)				
	CONSTRUCTION PHASE				
	Sr. No.	Attributes	Details	Running Cost (In Lakhs /year)	
	1	Water Environment	Water sprinkling	--	1.00
			Water for labor camp	--	1.00
	2	Socio economic Environment	Health, safety(Personal protective equipment)& first aid facility	2.00	0.50
			Sanitary facility and waste water management	--	0.30
	3	Land Environment	Mobile STP	1.00	0.30
	4	Environmental Monitoring	Air, Noise, Water & Soil-Project site (4 times a year)	0.75	1
			Total Cost	3.75	4.10
	Sr. No.	Particulars		Setting-Up Cost (In Lakhs)	
	1	Rain Water Harvesting		35	
	2	MSW		10	
	3	STP (including civil cost)		47	
	4	Landscaping		18	
5	DMP		80		
6	Energy saving Measures		50		
Total			240		
Operation Phase (with Break-up)- Capital cost O & M cost (please ensure manpower and other details)					
Sr. No.	Operation and		Staff Requirement		

	Maintenance (In Lakhs / annum)	for Operation
Rain Water Harvesting	1.8	
MSW	2	1 Operator + 2 Helpers
STP	12	2 Operator + 2 Helpers
DMP	7	-
Landscaping	2.8	-
Energy saving Measures	5	-
Total	30.6	
	<p>Quantum and generation of Corpus fund and commitment: After occupancy, co-op societies will form. The societies will form federation The operation & maintenance of environmental management facilities (EMF) shall be taken care by the developers for first three years Afterwards, EMF shall be handed over to society/federation</p> <p>Responsibility for further O & M Funds for recurring cost on EMP shall be generated from the tenants of the society by specifically mentioning in the sale agreement.</p>	
Traffic Management	<p>Nos. of the junction to the main road & design of confluence: -</p> <p>Parking Details: Number and area of Basement: nil, Area = nil. Number and area of podia: 2 No's 9283.55 Sq.m Stilt area: 3651.29 Sq.m Open Parking area:- Total parking area: 12934.84 Sq.m. Area per Car: 35 Sq.m. Required parking : 4W:178 No's 2W:358 No's Proposed parking : 4W: 178 No's 2W:358 No's Public Transport: NA</p>	
	<p><u>Parking Area Statement</u></p>	

SL.NO		CARPET AREA	NOS OF TENEMENT	4 - WHEELER		2- WHEELER	
1	COMM	B.U.A. = 995.63 SQ.MT. * FOR 100 SQ.M FLOOR AREA PER 1 CAR *FOR 100 SQ.M FLOOR AREA PER 2 CYCLES	B.U.A. 995.63 SQ.MT.	10	10	20	20
2	RESS.	TENEMENT UP TO 30.00 SQ.MT	94	23	23	94	94
3		TENEMENT BETWEEN TO 30.00 TO 50.00 SQ.MT	228	113	113	228	228
4		TENEMENT BETWEEN TO 50.00 TO 70.00 SQ.MT	16	16	16	16	16
5		TENEMENT ABOVE 70.00 SQ.MT	NIL	NIL	NIL	NIL	NIL
6		10% PARKING FOR VISITORS	NIL	16	16	NIL	NIL
TOTAL			338	178	178	358	358

III. Width of all Internal roads (m): 6m

CRZ/RRZ Clearance obtain, if any	NA
Distance from Protected Area/Critically Polluted area/Eco-sensitive areas /inter-State boundaries	The project under reference is located at a distance of 7.2 kms from the boundary of Tungareshwar wild life sanctuary.
CFO NOC for the above said building structure(s)	VVCMC/FIRE /291/2014-15 dated 04/10/2014

3. The proposal has been considered by SEIAA in its 98th meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions :

General Conditions for Pre- construction phase:-

- (i) This environmental clearance is issued subject to 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.
- (ii) Podium ramp of wing G & H to be redesigned so that the road width of 6 m can be obtained from the entire podium.
- (iii) PP to make paved RG to get 6 m access of width of road around the RG area for circulation of traffic.
- (iv) Designated fire staircase should open to outside the building.
- (v) Separate Public toilets be provided for the shopping area.
- (vi) E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2011.
- (vii) Occupation certificate shall be issued to the project by Local Planning Authority only after ensuring availability of drinking water and connectivity of the sewer line to the project site.
- (viii) 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.
- (ix) PP has to abide by the conditions stipulated by SEAC & SEIAA.
- (x) 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.

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

General Conditions for Construction Phase-

- (i) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche and First Aid Room etc.
- (ii) Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- (iii) The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
- (iv) Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- (v) Arrangement shall be made that waste water and storm water do not get mixed.
- (vi) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- (vii) Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- (viii) Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- (ix) Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- (x) Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
- (xi) Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.

- 3
- (xii) The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
 - (xiii) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
 - (xiv) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
 - (xv) Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
 - (xvi) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
 - (xvii) Ready mixed concrete must be used in building construction.
 - (xviii) The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of firefighting equipment's etc. as per National Building Code including measures from lighting.
 - (xix) Storm water control and its re-use as per CGWB and BIS standards for various applications.
 - (xx) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
 - (xxi) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
 - (xxii) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
 - (xxiii) Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.


- (xxiv) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
- (xxv) Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- (xxvi) Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
- (xxvii) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
- (xxviii) Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.
- (xxix) Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- (xxx) Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- (xxxi) 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.
- (xxxii) 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 aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
- (xxxiii) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
- (xxxiv) 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.
- (xxxv) 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.
- (xxxvi) Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.

General Conditions for Post- construction/operation phase-

- (i) Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.
- (ii) Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.
- (iii) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- (iv) A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
- (v) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
- (vi) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- (vii) Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.
- (viii) The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://ec.maharashtra.gov.in>.
- (ix) Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- (x) A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- (xi) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, 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.
- (xii) The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
- (xiii) The environmental statement for each financial year ending 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 7 years as per MoEF&CC Notification dated 29th April, 2015.
8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.
9. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
10. Any appeal against this environmental clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-, Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


(S. M. Gavai)
Member Secretary, SEIAA

Copy to:

1. Shri. Johny Joseph, Chairman, IAS (Retd.). SEAC-II, office of the Lokayukta and New Up- Lokayukta, New Administrative Building, 1st floor, Madam Cama Road, Mumbai.
2. Additional Secretary, MOEF, 'MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.

3. 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).
4. IA- Division, Monitoring Cell, MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
5. Managing Director, MSEDCL, MG Road, Fort, Mumbai
6. Collector, Thane.
7. Commissioner, Vasai-Virar City Municipal Corporation (VVMC)
8. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
9. Regional Office, MPCB, Thane
10. Select file (TC-3)

(EC uploaded on)