



Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment
Authority(SEIAA), Maharashtra)

To,

The Director
NISHEETH RAMESH TANK

Reliable Prestige, Near HDFC Bank, Achole Road, Nallasopara (E),
Taluka: Vasai, Dist: Palghar Reliable Prestige, Near HDFC Bank, Achole
Road, Nallasopara (E), Taluka: Vasai, Dist: Palghar -401203

Subject: Grant of Environmental Clearance (EC) to the proposed Project Activity
under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC)
in respect of project submitted to the SEIAA vide proposal number
SIA/MH/MIS/247748/2021 dated 27 Dec 2021. The particulars of the environmental
clearance granted to the project are as below.

- | | |
|---|---|
| 1. EC Identification No. | EC22B038MH159954 |
| 2. File No. | SIA/MH/MIS/247748/2021 |
| 3. Project Type | Expansion |
| 4. Category | B2 |
| 5. Project/Activity including
Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Amendment and Expansion in EC for
Residential cum commercial project at
plot bearing S. No. 153 B, S. No. 154/pt at
village: Achole, Tal: Vasai, Dist: Palghar,
Maharashtra by M/s. Reliable Housing
India Pvt. Ltd. |
| 7. Name of Company/Organization | NISHEETH RAMESH TANK |
| 8. Location of Project | Maharashtra |
| 9. TOR Date | N/A |

The project details along with terms and conditions are appended herewith from page
no 2 onwards.

Date: 09/06/2022

(e-signed)
Manisha Patankar Mhaiskar
Member Secretary
SEIAA - (Maharashtra)

*Note: A valid environmental clearance shall be one that has EC identification
number & E-Sign generated from PARIVESH. Please quote identification
number in all future correspondence.*

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/247748/2021
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Reliable Housing India Pvt. Ltd.
S. No. 153 B, S. No. 154/pt at village: Achole,
Tal: Vasai, Dist: Palghar

Subject : Environment Clearance for proposed Amendment and Expansion in EC for Residential cum commercial project at plot bearing S. No. 153 B, S. No. 154/pt at village: Achole, Tal: Vasai, Dist: Palghar by M/s. Reliable Housing India Pvt. Ltd.

Reference : Application no. SIA/MH/MIS/247748/2021

This has reference to your communication on the above mentioned subject. The proposal was considered by the SEAC- 2 in its 169th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 243rd (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA).

2. **Brief Information of the project submitted by you is as below:-**

Sr. No.	Description	Details	
1	Plot Area	20,410.00	
2	FSI Area	49,951.72	
3	Non FSI Area	15,199.44	
4	Total Built-up Area	65,151.16	
5	Earlier EC details with total Construction area, if any.	Obtained EC from SEIAA, Maharashtra vide letter SEAC-2016/CR358/TC1 dated 06.01.2017 for the plot area of 20,410 m ² and the total construction area of 49,017.63 m ² .	
6	Construction completed as per earlier EC (FSI + Non FSI) (m ²)	As per EC, we have started construction of site. Till date, we have constructed an area of 28,964.95 m ² . (FSI: 17,415.37 m ²).	
7	No. of Buildings & Configuration	Bldg. Details	Height (m)
		Bldg. 1: B+G+14 th floors	44.95
		Bldg. 2 (Wing A, B & C): S/G+23 rd floors	69.95

Sr. No.	Description	Details	
		CFC Bldg.: G+6 floors	23.80
		Tower parking's: 22 levels (2 Nos.)	52.00
8	No. of Tenements & Commercial area	Flats: 775 Nos. Shops (139) and Office (14) & 6 Convention Centre	
9	Total Population	4,135	
10	Water requirement	504	
11	Sewage generation	471	
12	STP Capacity and STP technology	2 STP's of total 500 KLD capacity with MBBR technology	
13	STP Location	Ground	
12	Total Solid waste Quantity	Total Solid waste: 1,886 kg/d (Biodegradable Component: 1,132 will be composted by using Mechanical composting units of 1,200 kg/d)	
13	RG Required & Provided	RG Required: 1,111.42 m ² and RG provided: 1,301.14 m ² (RG on Ground: 658.01 m ² and Podium RG: 643.13 m ²)	
14	Power Requirement	Maximum Demand load: 3.7, Connected load: 5.6 (MSEDCL)	
15	Energy Efficiency	Total Savings: 14.30 By Solar: 5.03% (Solar PV of 185 kWp)	
16	D. G. Set Capacity	750 kVA (3 x 250)	
17	Parking 4W & 2W	4W: 377; 2W: 482	
18	RWH Tank Capacity	2 RWH tanks with 120 KL total capacity	
19	Project cost	Rs. 128 (Including expansion cost of Rs. 31)	
20	EMP Cost	Capital Cost: 678 Lakh, O&M: 77.6 Lakh/yr	
21	CER Details with justification if any	Not Applicable (As per MoEF&CC OM F. No. 22-65/2017-IA.III dt. 25.02.2021)	

The Comparative Statement showing details of project vis-à-vis earlier EC is as below:

Sr. No.	Description	Earlier EC vide No. SEAC-2016/CR358/TC1 dated. 06.01.2017	Proposed Amendment/ Expansion	Remark
1	Plot Area (m ²)	20,410	20,410	No change
2	FSI Area (m ²)	30,480.76	49,951.72	FSI potential increased as per UDCPR 2020
3	Non FSI Area (m ²)	18,536.87	15,199.44	
4	Total Construction Area (m ²)	49,017.63	65,151.16	
5	Building Configuration	Bldg. 1: B+G+14th floors (44.95 m)	Bldg. 1: B+G+14th floors (44.95 m)	No change (Completed)
		Bldg. 2: G+21st floors (63.90 m)	Bldg. 2: S/G+23rd floors (69.95 m)	Change in planning (No work started)
		-	CFC Bldg.: G+6 floors (23.80 m)	Newly added (No work started)
		-	Tower Parking's: 2 Nos. (22 levels) (52.0 m)	Newly added (No work started)
6	No. of tenements (Nos.)	Flats: 506 Nos. Shops and Office: 186 Nos.	Flats: 775 Nos. Shops (139) and Office (14): 153 Nos. CFC area: 1,508.92 m ²	Increased
7	Population (Nos.)	3,088 Nos.	4,135 Nos.	Increased due to increase in flats
8	Water requirement (KLD)	367 KLD	504 KLD	Increased due to increase in population
9	Sewage generation (KLD)	343 KLD	471 KLD	Increased due to increase in population
10	STP Capacity and STP technology	2 STP's of 360 KLD capacity with MBBR technology (200+160)	2 STP's of 500 KLD capacity with MBBR technology (200+300)	Increased due to increase in population

Sr. No.	Description	Earlier EC vide No. SEAC-2016/CR358/TC1 dated. 06.01.2017	Proposed Amendment/ Expansion	Remark
11	Total Solid waste generation (kg/d)	Total Solid waste: 1,377 kg/d Biodegradable: 826 kg/d Non-biodegradable: 551 kg/d	Total Solid waste: 1,886 kg/d Biodegradable: 1,132 kg/d Non-biodegradable: 754 kg/d	Increased due to increase in population
12	Total RG Area provided (m ²)	Demand Load: 3.0 MW Connected Load: 5.6 MW DG set: 750 kVA	Demand Load: 3.7 MW Connected Load- 6.9 MW DG set: 750 kVA	Increased except DG capacity
13	Power requirement (MW)	RG required: 2,154.75 m ² RG Provided: 2,239.14 m ² RG provided on Ground is 972.42 m ² RG provided on Podium is 1,266.72 m ²	RG required: 1,111.42 m ² RG Provided: 1,301.14 m ² RG provided on Ground is 658.01 m ² RG provided on Podium is 643.13 m ²	Provided as per Norms
14	RWH Tank Capacity (KL)	Total 2 tanks of total capacity 80 m ³	Total 2 tanks of total capacity 120 m ³	Increased
15	Parking (Nos)	Four-Wheeler – 230 Nos. Two-Wheeler – 578 Nos.	Four-Wheeler- 377 Nos. Two-Wheeler- 482 Nos.	Provided as per Norms
16	Project Cost	Rs. 97 Cr	Rs. 128 Cr	Increased by Rs. 31 Cr

3. Proposal is an expansion of existing construction project. PP obtained earlier EC dated 06.01.2017 for total BUA of 49017.63 m². Proposal has been considered by SEIAA in its 243rd (Day-2) meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to obtain following revised NOCs & remarks as per amended planning:
 - a) Water Supply; b) Sewer Connection; c) SWD NOC/remarks; d) Tree NOC; e) CFO NOC.
3. PP to reduce discharge of treated water up to 35%. PP to submit undertaking from concerned authority/agency/third party regarding use of excess treated water.
4. PP to provide two row plantation all along the project boundary to mitigate noise and air pollution due to vehicular movements on DP roads.
5. PP to submit certified six-monthly compliance report of earlier EC from Regional Office, MOEF&CC, Nagpur.
6. Planning authority to ensure that water supply, sewer and storm water networks are made available in the vicinity of the project before issuing occupation certificate to the project.
7. PP to ensure that over all energy saving of the project is minimum 20%.

B. SEIAA Conditions-

1. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
3. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
4. SEIAA after deliberation decided to grant EC for – FSI- 49,951.72 m², Non FSI- 15,199.44 m² and Total BUA- 65,151.16 m² (Plan approval-VVCMC/TP/AMEND/VP/0527/680/2021-22 dated. 27.12.2021).

General Conditions:

a) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. 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.

- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. 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.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling 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.
- XIII. 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.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. 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.
- XVI. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XVII. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVIII. 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.
- XIX. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction 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 is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XX. 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 by a separate environment cell /designated person.

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste 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. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) 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. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. 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.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. 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.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- 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. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. 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.
- XI. 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://parivesh.nic.in>

- XII. 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.
- XIII. 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.
- XIV. 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.

C) General EC Conditions:-

- I. PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.
- II. If applicable 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.
- III. 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.
- IV. 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.
- V. 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.
- VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
- VII. 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.

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. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.

6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.

8. 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.

9. Any appeal against this Environment 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.


Manisha Patankar-Mhaiskar
(Member Secretary, SEIAA)
3/6/2022

Copy to:

1. Chairman, SEIAA, Mumbai.
2. Secretary, MoEF & CC, IA- Division MOEF & CC
3. Member Secretary, Maharashtra Pollution Control Board, Mumbai.
4. Regional Office MoEF & CC, Nagpur
5. District Collector, Palghar
6. Commissioner, Vasai-Virar Municipal Corporation
7. Regional Officer, Maharashtra Pollution Control Board, Thane.

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

SEAC -2016/CR 358/TC1
Environment department,
Room No. 217, 2nd floor,
Mantralaya Annexe,
Mumbai- 400 032.
Date: 6th January, 2017.

To,
M/s. Reliable Housing India Pvt. Ltd.
1205, DLH Business Park,
Opp- MTNL Office,
S. V. Road, Goregaon (W),
Mumbai- 400 062

Subject: Environment clearance for residential cum commercial project on plot bearing S.No. 153B, S.No. 154/pt, at village Achole, Tal. Vasai, Dist. Palghar by M/s. Reliable Housing India 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 48th 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 105th 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 Project	Proposed Residential cum Commercial Project at Vasai, Palghar.	
Name of Proponent	Name: Mr.Nisheeth Ramesh Tank M/s. Reliable Housing India Pvt. Ltd.	
Name of Consultant	Name: Dr. D. A. Patil Address: Mahabal Enviro Engg. Pvt. Ltd.	
Accreditation on Consultant (NABET Accreditation)	Accredited by NABET by it's vide letter No. QCI/NABET/ENV/ACO/16/06/0172 dated 16.06.2016	
Type of project: Housing project/ Industrial Estate/ SRA scheme/ MHADA/ Township or others	Proposed Residential cum commercial project at Vasai, Palghar.	
Location of the project	Plot bearing S. No.153 B, S.No. 154/pt	
Whether in corporation / Municipal / Other area	VVMC	
Applicability of the DCR	DCR 1991	
Note on the initiated work (if applicable)	Total constructed work (FSI + Non	17980.90 m ² CC dt. 29/05/2006

	FSI: Date and area details in the necessary approvals issued by the competent authority (attach scan copy)	28964.95 m ²
LOI / NOC from MHADA / Other approvals (if applicable)	CC dt. 29/05/2006	
Total Plot Area	20,410.00 m ²	
Deductions	6,044.99 m ²	
Net plot area	14,365.01 m ²	
Permissible FSI (Including TDR etc.)	30,525.65 m ²	

Proposed Built-up Area (FSI & Non-FSI)	FSI Area (Including Fungible)	30,480.76 m ²
	Non FSI Area	18,536.87 m ²
	Total Construction Area	49,017.63 m ²
Ground coverage percentage (Note: Percentage of plot not open to sky)	15%	
Estimated cost of the project	Rs. 97 Cr.	
No. of Buildings & its configuration	Building Details	Configuration
	Bldg. No. 1	Basement+G+14
	Bldg. No. 2	G+21
Number of tenants and shops	Flats: 506 Nos. Shops & Office: 186 Nos.	
Number of expected residents / users	2,530 Nos	
Tenant density per hector	248 Nos./ha	
Height of the building(s)	63.90 m	
Right of way (width of the road from the nearest fire station to the proposed building)	20.0 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	9.0 m	
Existing Structure		

Details of the demolition with disposal (if applicable)	
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Particular		
Total Water requirement	Dry Season	
	Fresh water (CMD)	236
	Source	VVCMC
	Recycled Water (CMD)	131
	Total water requirement (CMD)	367
	Swimming pool make up (cum)	NIL
	Fire fighting (cum)	(As per fire NOC)
	Wet Season	
	Fresh water (CMD)	194
	Source	VVCMC
	Recycled Water (CMD)	131
	Total water requirement (CMD)	367
	Swimming pool make up (cum)	NIL
	Fire fighting (cum)	(As per fire NOC)

Rain Water Harvesting (RWH)	Level of ground water table	3-4 m
	Size and No. of RWH tanks and quantity	2 Tanks WITH TOTAL CAPACITY 80m ³
	Location of RWH tank	Under Ground
	Size and no. of recharge pits and quantity	---
	Budgetary allocation	Capital cost: 20Lakh O & M cost: 2 Lakh

UG Tanks	Location of UG tank	Below lower ground
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Storm Water Drainage	Natural water drainage pattern	Towards South west side
	Quantity of storm water	0.66 m ³ /s
	Size of SWD	300 mm x 450mm 450 mm x 600 mm

Sewage and waste water	Sewage generation (CMD)	343
	STP Technology	
	Capacity of STP (CMD)	360 KLD
	Location of the STP	Ground
	DG sets (during emergency)	DG Set will be provided for 100% emergency backup for Residential and commercial buildings mainly for common areas, lift, pathways etc. Total capacity: 750kVA
	Budgetary allocation	Capital cost: 70 Lakh O & M cost: 8 Lakh

Solid waste management	Waste generation in the pre construction and construction phase	
	Waste generation m ³	1500 m ³
	Quantity of the top soil to be preserved	
	Disposal of the construction waste debris	The construction debris will be utilized at site for Road Paving and plinth filling
	Waste generation in the Operation phase	
	Dry Waste (kg/d)	551 kg/d
	Wet Waste (kg/d)	826 kg/d
	E – Waste (kg/month)	NA
	Hazardous Waste (kg/month)	NA
	Biomedical Waste (kg/month)	-
	STP Sludge (dry sludge) (m ³ /d)	3.0
	Mode of Disposal of Waste	
	Dry Waste	Dry garbage will be segregated & disposed off to recyclers
	Wet Waste	Wet garbage will be composted using Mechanical Composting Technology and used as organic manure for landscaping.
	E-waste	NA
	Hazardous Waste	NA
	Biomedical Waste	NA

	STP sludge (dry sludge)	3 m ³ /d Sludge use as manure for gardening
	Area requirement	
	Location and total area provided for the storage and treatment of the solid waste	Ground
	Budgetary allocation	Capital cost: 40 Lakh O & M cost: 4 Lakh

Green Belt Development	Total RG Area	2,239.14 m ²
	RG area other than green belt (please specify for playground, etc.)	
	RG area under green belt	2,239.14 m ²
	RG on ground	972.42 m ²
	RG on Podium	1266.72 m ²
	Plantation	
	Number and list of trees species to be planted in the ground RG	Total 115 Nos. of trees will be planted
	Budgetary allocation	Capital cost: 27 Lakh O & M cost: 3 Lakh

Energy	Power supply	
	Maximum demand	3.0 MW
	Connect load	5.6 MW
	Source	MSDCL
	Energy saving by non-conventional method	
	Energy saving measures	
	Detail calculations & % of saving	21.20%
	Compliance of the ECBC guidelines (Yes / No) (if Yes then submit compliance in tabular form)	Yes
	Budgetary allocation	Capital cost: 22 Lakh O & M cost: 2 Lakh
	DG set	
	Number and capacity of the DG sets to be used	Total Capacity of DG Set provided will be 750 kVA
	Type of fuel used	High Speed Diesel

Environment Management Plan Budgetary Allocation	Construction phase (with break-up)	
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EMP Costing

EMP Costing During Construction Phase

S. No.	Parameter	O & M Cost
		(Rs. In Lakhs/year)
1	Water spray for dust suppression (One water Tanker to spray water)	5
2	Site sanitation (Toilets)	6
3	Environmental Monitoring (As per the CPCB guidelines through MoEF Approved laboratories – Ambient Air-RSPM, PM2.5, SO2, NOx, CO), Noise: Leq day time and Night Time)	5
4	Portable Water Supply to Labour Camp	6
5	Health check-up & first aid	6
6	Safety Personal Protective Equipment (Helmets, Safety Shoes, Safety Belt, Goggles, Hand Gloves etc.)	8
7	Traffic Management (Sign Boards, Persons at entry exit and Parking area)	8
8	Safety nets	8
	Total Cost	52

EMP Costing During Operation Phase

Component	Capital Cost (Rs. In Lakhs)	O & M Cost (Rs. In Lakhs/year)	Frequency
STP (Tertiary)	70	8	Continuous O & M
Solar Street Lighting & Hot Water	22	2	Weekly
Rain Water Harvesting	20	2	During rainy season (Cleaning of RWH tanks and Filtration chamber)
Solid waste Composting plant	40	4	Continuous O & M
Landscape	27	3	Daily

Total Cost	179	19	-
DMP Costing			
Sr. No.	Parameters	Capital Cost (Lakh)	O & M Cost (Lakh)
1	Fire Fighting measures (Sprinkling System, Fire alarm, Portable fire extinguishers, Fire Tanks, Fire/water lift pumps, Fire Hydrant Cabinets with hose reels, Fire Lifts, Fire alarm, fire Curtains)	218	12
2	Disaster Management Kit (First Aid Facility, Stretcher, A portable battery-powered radio, Flashlight and extra batteries, First aid kit and first aid manual, Safety shoes, helmets, Hand gloves, fire mask, fire blanket, Axe, Cutter)	7	2
3	Well-equipped Control Room , CCTV	15	2
4	2 way Public announcement system	6	1
5	Diesel Pump for emergency	2	0.4
6	Disaster Management training to Residents and Security Staff, Mock Exercise		3
7	Alternate source of power supply / D.G sets	2	0.5
TOTAL		250	20.9
	Responsibility for further O & M	After completion it will be handed over to society.	

Traffic Management	Nos. of the junction to the main road & design of confluence	
	Parking details	
	Number & area of basement	1 Basement: 1089.11 m ²
	Number & area of podium	1 Podium: 1266.72m ²
	Total Parking Area	3993.98 m ²
	Area per car	13.75 m ²
	Parking	4 wheelers: 230 nos. 2 wheelers: 578 nos.

3. The proposal has been considered by SEIAA in its 105th 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 environment clearance is issued for total built up area of 33,142.25 Sq.m as approved by Local Planning Authority.
- (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) E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- (iv) 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.
- (v) The Local Planning Authority only after physically ensuring sustained availability of drinking water, sewer connectivity and proper disposal of treated water as per environmental norms.
- (vi) PP has to abide by the conditions stipulated by SEAC & SEIAA.
- (vii) The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
- (viii) "Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
- (ix) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.

General Conditions for Construction Phase-

- (i) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche and First Aid Room etc.

- (ii) Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- (iii) The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
- (iv) Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- (v) Arrangement shall be made that waste water and storm water do not get mixed.
- (vi) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- (vii) Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- (viii) Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- (ix) Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- (x) Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
- (xi) Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- (xii) The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- (xiii) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
- (xiv) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.

- (xv) Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- (xvi) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
- (xvii) Ready mixed concrete must be used in building construction.
- (xviii) The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of 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.
- (xxx1) 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 break-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. Regional Office (WCZ), Ministry of Environment, Forest and Climate Change, Nagpur.
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, Mumbai.
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, Palghar
10. Select file (TC-3)

(EC uploaded on 06.01.2017)