

Government of Maharashtra

SEAC-2010 /C.R- 531 /T.C.-2
Environment department,
Room No. 217, 2nd floor,
Mantralaya Annexe,
Mumbai 400 032
Date: 3rd May, 2013

To,

M/s. Saifee Burhani Upliftment Trust
19th Floor, Husaini Tower,
43/45 Raudat Tahera Street,
Bhendi Bazar, Mumbai- 400 003

Subject: Environmental clearance for proposed redevelopment project on property at CS No. 3571 to 4361 of Bhuleshwar Division in C Ward at Maulana Shaukatali Road, S.V.P Road, mutton street & Ebrahim Rehmatullh road, Bhendi Bazaar, Mumbai by M/s. Saifee Burhani Upliftment Trust - Environmental clearance regarding.

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 2nd, 6th & 7th meeting decided to 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 55th, 56th & 57th Meetings.

2. It is noted that the proposal is for grant of Environmental Clearance for proposed redevelopment project on property at CS No. 3571 to 4361 of Bhuleshwar Division in C Ward at Maulana Shaukatali Road, S.V.P Road, Mutton Street & Ebrahim Rehmatullh road, Bhendi Bazaar, Mumbai. SEAC considered the project under screening category 8(b) B1 as per EIA Notification 2006.

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

Name of Project	“Saifee Burhani Upliftment Project” at Bhuleshwar Division in C-Ward, situated at Maulana Shaukatali road, S.V.P. road, mutton street & Ebrahim Rehmatullah road known as Bhendibazaar, Mumbai: 400003.
Project Proponent	• M/s. Saifee Burhani Upliftment Trust
Consultant	M/s. Ultra-Tech Environmental Consultancy & Laboratory
Type of project	Redevelopment Construction Project
Location of the project	C.S. No. 3571 to 3576, 1/3572, 3577 to 3592, 3601 to 3616, 1/3609, 4394, 4396, 3671 to 3677, 1/3673, 3653 to 3670, 3638 to 3652, 1/3643, 1/3644, 1/3652, 3628 to 3637, 1/3626,3627, 4186 to 4198, 4179 to 4184, 4199 to 4220,4232 to 4250,4251 to 4263, 4280 to 4291, 1/4281, 4275 to 4279, 4292 to 4298, 1/4299, 4300, 4303 to 4305, 4308, 1/4308, 4309, 4310, 4312 to 4314, 1/4309, 4315 to 4326, 4264 to 4268, 4270 to 4272, 4273, 4274,4161 to 4178, 4221 to 4231,



	1/4227, 4327 to 4341, 4342, 4343, 4358, 4361 of Bhuleshwar Division in C-Ward, situated at Maulana Shaukatali road, S.V.P. road, mutton street & Ebrahim Rehmatullah road known as Bhendi bazaar" Mumbai.																																																								
Total Plot Area (sq. m.)	66,264.74 Sq.mt.																																																								
Deductions																																																									
Net Plot area																																																									
Permissible FSI (including TDR etc.)	3, 30,731.42 Sq.mt.																																																								
Proposed Built-up Area (FSI & Non-FSI)	•FSI area (sq. m.): 328095.38 Sq. Mt. •Non FSI area (sq. m.): 379180.29 Sq. Mt. •Total BUA area (sq. m.): 707275.67 Sq. Mt.																																																								
Ground-coverage Percentage (%)	36144.78 Sq. Mt. (54.55%)																																																								
Estimated cost of the project	2945 Crores																																																								
No. of building & its configuration(s)	<table border="1"> <thead> <tr> <th>Cluster</th> <th>Building Configuration</th> <th colspan="2">Wing & Floors</th> <th>No. of Units</th> </tr> </thead> <tbody> <tr> <td colspan="5">SEGMENT : REDEVELOPMENT</td> </tr> <tr> <td rowspan="3">Cluster 1</td> <td rowspan="2">B + G + 2 shopping flrs + 2 wings</td> <td>Wing 1 A</td> <td>3rd to 15th upper flrs</td> <td rowspan="2">Flats: 58 Shops: 232 Rooms: 88</td> </tr> <tr> <td>Wing 1 B</td> <td>3rd to 11th upper flrs</td> </tr> <tr> <td><i>Existing Masjid to be retained</i></td> <td colspan="2">--</td> <td>3</td> </tr> <tr> <td rowspan="2">Cluster 2</td> <td rowspan="2">B + G + 2 flrs [part shopping /part parking(3 levels)] + 3rd & 4th parking flr + 5th amenity flr</td> <td>Wing 2 A</td> <td>5th to 31st upper flrs</td> <td rowspan="2">Flats: 652 Shops: 185</td> </tr> <tr> <td>Wing 2 B</td> <td>5th to 23rd upper flrs</td> </tr> <tr> <td rowspan="2">Cluster 3</td> <td rowspan="2">B + G + 2 flrs [part shopping /part parking (3 levels)] + 3rd & 4th parking flrs + 5th amenity flr</td> <td>Wing 3 A</td> <td>6th to 30th upper flrs</td> <td rowspan="2">Flats: 582 Shops: 172</td> </tr> <tr> <td>Wing 3 B</td> <td>6th to 37th upper flrs</td> </tr> <tr> <td rowspan="3">Cluster 4</td> <td rowspan="2">B + G + 2 flrs [part shopping /part parking (3 levels)] + 3rd & 4th parking flrs + 5th amenity flr</td> <td>Wing 4 A</td> <td>6th to 42nd upper flrs</td> <td rowspan="2">Flats: 707 Shops: 152</td> </tr> <tr> <td>Wing 4 B</td> <td>6th to 45th upper flrs</td> </tr> <tr> <td><i>Existing Masjid to be retained</i></td> <td colspan="2">--</td> <td></td> </tr> <tr> <td rowspan="2">Cluster 5</td> <td rowspan="2">2B + G + 2 flrs [part shopping /part parking (3 levels)] + 3rd & 4th parking flrs+ 5th amenity flr</td> <td>Wing 5 A</td> <td>6th to 34th upper flrs</td> <td rowspan="2">Flats: 531 Shops: 123</td> </tr> <tr> <td>Wing 5 B</td> <td>6th to 40th upper flrs</td> </tr> </tbody> </table>				Cluster	Building Configuration	Wing & Floors		No. of Units	SEGMENT : REDEVELOPMENT					Cluster 1	B + G + 2 shopping flrs + 2 wings	Wing 1 A	3 rd to 15 th upper flrs	Flats: 58 Shops: 232 Rooms: 88	Wing 1 B	3 rd to 11 th upper flrs	<i>Existing Masjid to be retained</i>	--		3	Cluster 2	B + G + 2 flrs [part shopping /part parking(3 levels)] + 3 rd & 4 th parking flr + 5 th amenity flr	Wing 2 A	5 th to 31 st upper flrs	Flats: 652 Shops: 185	Wing 2 B	5 th to 23 rd upper flrs	Cluster 3	B + G + 2 flrs [part shopping /part parking (3 levels)] + 3 rd & 4 th parking flrs + 5 th amenity flr	Wing 3 A	6 th to 30 th upper flrs	Flats: 582 Shops: 172	Wing 3 B	6 th to 37 th upper flrs	Cluster 4	B + G + 2 flrs [part shopping /part parking (3 levels)] + 3 rd & 4 th parking flrs + 5 th amenity flr	Wing 4 A	6 th to 42 nd upper flrs	Flats: 707 Shops: 152	Wing 4 B	6 th to 45 th upper flrs	<i>Existing Masjid to be retained</i>	--			Cluster 5	2B + G + 2 flrs [part shopping /part parking (3 levels)] + 3 rd & 4 th parking flrs+ 5 th amenity flr	Wing 5 A	6 th to 34 th upper flrs	Flats: 531 Shops: 123	Wing 5 B	6 th to 40 th upper flrs
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	1 Building of G + 5 th flrs to be retained	--	G + 1 st flr	Shops: 18
		--	2 nd to 5 th flrs - School	1
	Existing Masjid to be retained	--		1
	Existing Residential Building	Stilt + 21 flrs		Flats: 83 Shops: 20
Cluster 6	B + G + 2 flrs [part shopping /part parking(3 levels)] + 3 rd to 5 th parking flrs+ 6 th amenity flrs	Wing 6 A	7 th to 46 th upper flrs	Flats: 901 Shops: 221
		Wing 6 B	7 th to 50 th upper flrs	
	Imambada	G + 2		
Cluster 9	Existing Masjid to be retained	--		1
SEGMENT: SALE				
Cluster 7	B + G + 2 shopping flrs+ 3 rd to 9 th parking flr + 10 th Amenity flr	---	11 th to 41 st upper flrs	Flats: 228 Shops: 84 (Redevelopment)
Cluster 8	B + G + 2 flrs [part shopping/ part parking(3 levels)] + 3 rd to 6 th parking flrs + 7 th amenity flr	Wing 8A & C	8 th to 50 th upper flrs	Flats: 1196 Shops: 172(Redevelopment)
		Wing 8 B	8 th to 58 th upper flrs	
SEGMENT: RESERVATION				
Cluster	Building Configuration			
Cluster 4	2B (Parking Lot Reservation) + G. flr. (Refuge shed) + 1 st & 2 nd flrs [Public toilet] + 3 rd flr. (Municipal Chowki) & 4 th (Store shed)			
Cluster 9	MHADA / MCGM Public housing B + Stilt + 2 nd to 32 nd floors + 33 rd part floor Flats: 215 nos. Municipal Primary School			
Number of tenants and shops	Redevelopment: Residential: 3514 flats Shops: 1379 Nos. Rooms: 88 Nos. Reservation: Residential: 215 flats Sale: Residential: 1424 flats			
Number of expected residents / users	For Redevelopment: 24140 Nos. For Reservation: 1528 Nos. For Sale: 8424 Nos.			

	In all clusters we have also considered the occupancy for household servants, sweepers, gardeners, security staff and drivers for some of the vehicles.: 374 Nos. Total Occupancy : 34092 Nos.																				
Tenant density per hectore	For Redevelopment: 784 For Sale: 215																				
Height of the building(s)	<table border="1"> <thead> <tr> <th>Component</th> <th>Height (mt)</th> <th>Component</th> <th>Height (mt)</th> </tr> </thead> <tbody> <tr> <td>Cluster 1</td> <td>64.7</td> <td>Cluster 5:</td> <td>128.9</td> </tr> <tr> <td>Cluster 2:</td> <td>103.10</td> <td>Cluster 6:</td> <td>159.5</td> </tr> <tr> <td>Cluster 3:</td> <td>119.9</td> <td>Cluster 7:</td> <td>150.10</td> </tr> <tr> <td>Cluster 4:</td> <td>143.9</td> <td>Cluster 8:</td> <td>205.50</td> </tr> </tbody> </table>	Component	Height (mt)	Component	Height (mt)	Cluster 1	64.7	Cluster 5:	128.9	Cluster 2:	103.10	Cluster 6:	159.5	Cluster 3:	119.9	Cluster 7:	150.10	Cluster 4:	143.9	Cluster 8:	205.50
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Right of way	52 mt., 36 mt.																				
Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	All buildings are abutted from internal peripheral roads of width more than 15m & external main road of 52m & 36m																				
Total Water Requirement	<p>Dry season:</p> <ul style="list-style-type: none"> •Fresh water (CMD): 2492 (From M.C.G.M. :2487 + Tanker water of potable quality :5) •Recycled water (CMD): 1386 (STP Treated sewage) •Total Water Requirement (CMD):3878 •Swimming pool make up (Cum): 5 •Fire fighting (Cum): <p>For redevelopment building 1800 m³ For reservation building 100 m³ & For sale building : 750 m³ (one Time Requirement)</p> <p>Wet Season:</p> <ul style="list-style-type: none"> •Fresh water (CMD): 2492 (1891 from M.C.G.M. , 596 from RWH tank & 5 from Potable Tanker) •Recycled water (CMD): 1386 (STP Treated sewage) •Total Water Requirement (CMD):3878 •Swimming pool make up (CMD):5 •Fire fighting (CMD): <p>For redevelopment building 1800 m³ For reservation building 100 m³ & For sale building : 750 m³ (one Time Requirement)</p>																				
Rail Water Harvesting (RWH)	<ul style="list-style-type: none"> •Level of the Ground water table: 4.0 m and 7.10 m below ground surface •Size and no of RWH tank(s) and Quantity: No. of RWH tanks: 11 Nos. Total Capacity: 1100 m³ •Budgetary allocation (Capital cost and O&M cost): Capital cost : 77.00 Lacs O & M cost : 3.85 Lacs/annum 																				
Storm water drainage	<p>The storm water collected through the storm water drains of adequate capacity will be discharged in to the municipal SWD.</p> <ul style="list-style-type: none"> •quantity of storm water: 1.30 m³/sec. •Size of SWD: Network – 1 (N1) 750 dia pipe (1:300 slope) Network – 2 (N2) 																				



	800 dia pipe (1:300 slope)			
Sewage and Waste water	<ul style="list-style-type: none"> •Sewage generation (CMD): 3412 •STP technology: MBBR (Moving Bed Bio Reactor). •Capacity of STP (CMD): Cluster wise STPs capacity: 			
	Sr. No.	Cluster	Sewage generation (KLD)	STP Capacity (Kl.)
	1	Custer -1	114	125
	2	Custer -2	404	445
	3	Custer -3	362	400
	4	Custer -4	432	475
	5	Custer -5	434	480
	6	Custer -6	574	635
	7	Custer -7	157	175
	8	Custer -8	792	870
	9	Cluster - 9	144	160
	Total	3413	3765	
	<ul style="list-style-type: none"> •DG sets (during emergency): For essential backup (Total DG capacity of the project including load of STP.) 1 D.G. set of 180 kVA 3 D.G. sets of 320 kVA each 1 D.G. set of 250 kVA 1 D.G. set of 380 kVA 1 D.G. set of 200 kVA 1 D.G. set of 750 kVA •Budgetary allocation (Capital cost and O&M cost) Capital cost: ` 1030.24 Lacs O & M cost: ` 111.91 Lacs /annum 			
Solid waste Management	<p>Waste generation in the operation Phase:</p> <ul style="list-style-type: none"> • Dry waste (Kg/day): 4439 • Wet waste (Kg/day): 8982 <p>Mode of Disposal of waste:</p> <ul style="list-style-type: none"> •Dry waste: Non recyclable dry garbage will be handed over to M.C.G.M. •Wet waste: Wet garbage will be treated in an Organic Waste Converter (OWC) •E - waste: Shall be stored separately and disposed of to the recyclers authorized by MPCB. •Hazardous waste: Shall be handed over to authorized common hazardous waste disposal site. •STP Sludge (Dry sludge): Dried sludge from STP will be used as manure. <p>Budgetary allocation (Capital cost and O&M cost)</p> <p>Capital cost: ` 81.0 Lacs (Cost for treatment of biodegradable garbage in OWC)</p> <p>O & M cost: ` 39.55 Lacs/annum (Cost for treatment of biodegradable garbage in OWC)</p>			
Green Belt Development	<p>Total RG area:</p> <ol style="list-style-type: none"> 1. RG area under green belt: <ul style="list-style-type: none"> • RG on the ground (sq. m.): 2401.46 • RG on the podium (sq. m.): 5519.79 <p>Trees to be planted: 770 No.</p> <p>Shrubs to be planted: 1301 No.</p> <ul style="list-style-type: none"> •Number of trees species to be planted in the ground RG: 468 Nos. 			

Vahsha

	<p>Number of shrubs species to be planted in the ground RG: 150 nos. Number of trees species to be planted in the podium RG: 302</p> <p>Budgetary allocation (Capital cost and O&M cost) Capital cost: `43.57 Lacs O & M cost: `6.97 Lacs/annum</p>
Energy	<p>Power supply: •Maximum demand: 172866KW •Connected load: 39499KW •Source: BEST</p> <p>Energy saving by non-conventional method:</p> <ul style="list-style-type: none"> • Lighting With CFL, T5 With Electronic Chokes • Use of energy efficient LED lights for the corridors and the Lift lobbies. • Use of copper conductor wires to reduce losses and improve reliability • All cables will be de-rated to avoid heating during use to reduce losses and improve reliability. • Solar PV panels for generating power (400 kw) that will used as common area lighting. • Solar operated pole lights will be proposed to power pathway lights at some strategic locations. • Provision of Air Water heaters • Timers and photo-electric sensors to switch ON/OFF external landscape and façade lighting, Dimmers for public area lighting. <p>•Detail calculations & % of saving: 20.6% •Budgetary allocation Capital cost: `25.00 Lacs (for solar lighting) O & M cost: `0.50 Lacs/annum (for solar lighting)</p> <p>DG Set: •Number and capacity of the DG sets to be used 1 D.G. set of 180 kVA 3 D.G. sets of 320 kVA each 1 D.G. set of 250 kVA 1 D.G. set of 380 kVA 1 D.G. set of 200 kVA 1 D.G. set of 750 kVA •Type of fuel used: Diesel</p>
Traffic Management	<p>Parking details: •Number and area of basement: 1 Basement in each cluster & 2 basements in Cluster 5 •Total Parking area: 1,16,153.93 Sq. mt. •Area per car: 30.79 Sq.mt •2-Wheeler: 490 Nos •4-Wheeler: 3773 Nos • Width of all internal roads (m): 15 Mt. wide Internal Roads. • Road width basement cluster 5 & cluster 8 is to be 16.5 mtrs</p>
Environmental Management plan Budgetary Allocation	<p>Construction phase (with Break-up): •Capital cost •O & M cost (Please ensure manpower and other details) Total cost incurred for EMP</p>



Sr. No.	Parameter	Total cost (In lacs)
1	Water for dust suppression	7.20
2	Site sanitation	10.00
3	Environmental monitoring	22.40
4	Disinfection	12.00
5	Health check up	600.00
6	Total cost	651.60

Operation Phase (with Break-up)-

•Capital cost

•O&M cost (Please ensure manpower and other details)

Sr. No.	Parameter	Total set up cost (Rs. In lakhs)	Operational & maintenance cost (Rs. in lacs /Yr.)
1	STP Cost	1030.24	111.91
2	RWH TANKS (11 RWH Tanks of capacity 1100 m ³)	77.00	1.54
3	Environmental Monitoring	15.00	76.56
4	Solar Lights	25.00	0.50
5	Gardening	43.57	6.97
6	Solid Waste Management	81.00	39.55
7	Other maintenance cost (For SWM, Water tanks, DG, etc.)	--	80.88
TOTAL COST		1271.81	317.92

• Quantum and generation of Corpus fund: Project proponent shall operate and maintain EMF for 10 years after giving possession and shall also generate corpus fund during 3 years for O & M of Rs. 953.76 lacs (i.e. 317.92 lacs x 3 years).

Responsibility for further O &M: Corpus fund shall be handed over to the party. While handing over Environmental Management Facilities M.O.U. shall be made with society to accept responsibility of further O & M of EMF.

3. The proposal has been considered by SEIAA in its 55th, 56th & 57th 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 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. 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) 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.
- (iii) "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.
- (iv) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- (v) 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.
- (vi) 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.
- (vii) 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.
- (viii) 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
- (ix) 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.
- (x) Arrangement shall be made that waste water and storm water do not get mixed.
- (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 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.
- (xiii) Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- (xiv) 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.
- (xv) 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.
- (xvi) 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.
- (xvii) 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.



- (xviii) 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.
- (xix) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
- (xx) 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.
- (xxi) 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.
- (xxii) 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).
- (xxiii) Ready mixed concrete must be used in building construction.
- (xxiv) The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting equipments etc. as per National Building Code including measures from lighting.
- (xxv) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xxvi) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xxvii) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- (xxviii) 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 Ministry before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
- (xxix) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- (xxx) Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.
- (xxxi) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
- (xxxii) 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.
- (xxxiii) 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.
- (xxxiv) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement
- (xxxv) 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.

- (xxxvi) 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.
- (xxxvii) 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.
- (xxxviii) 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.
- (xxxix) 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
- (xl) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation
- (xli) 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.
- (xlii) 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.
- (xliii) Six monthly monitoring reports should be submitted to the Department and MPCB.
- (xliv) A complete set of all the documents submitted to Department should be forwarded to the MPCB
- (xlv) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
- (xlvi) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- (xlvii) 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.
- (xlviii) 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>.
- (xlix) 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.
- (l) 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.

- (li) 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.
 - (lii) 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.
 - (liii) 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.



(Valsa R Nair Singh)
Secretary, Environment
department & MS, SEIAA

Copy to:

1. Shri. P.M.A Hakeem, IAS (Retd.), Chairman, SEIAA, 'Jugnu' Kottaram Road, Calicut- 673 006 Kerla.
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, Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi-110003.
10. Director (TC-1), Dy. Secretary (TC-2), Scientist-1, Environment Department.
11. Select file (TC-3).