STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

SEAC-2015/CR-368/TC-1
Environment department,
Room No. 217, 2nd floor,
Mantralaya Annexe,
Mumbai- 400 032.
Date: 21st September, 2016.

To,
M/s. Sai Jivdani Enterprises.
Shop No.1, Jay Apt, Mahesh Park,
Tulinj Road, Nallasopara (E), Tal. Vasai,
Dist- Thane – 401 209.

Subject: Environment clearance for proposed residential project "Sai Jivdani" at S.No. 177, H.No.1, Nallasopara, Thane by M/s. Sai Jivdani Enterprises.

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 37th 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 91st & 102nd meetings.

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-

1	Name of the Project	"Sai Jivdani" –Residential Commercial Project
2	Project Proponent	Mr.Prabhakar Naik Sai Jivdani Enterprises
3	Consultant	Name- Mr. H.K. Desai Enviro Analysts & Engineers Pvt. Ltd
4	Accreditation of the consultant (NABET Accreditation)	QCI NABET LIST for the Construction Project/ Area Development Project/Township - Accreditation from NABET (Sr. No. 47 as per Rev.33/August 05,2015)
5	Type of Project: Housing Project/Industrial Estate/SRA Scheme/MHADA/ Township or others	Residential Commercial Project

<table>
<tr><td>6</td><td>Location of the project</td><td>S. No. 177, H. No. 1,Village Nilemore, Vasai</td></tr>
<tr><td>7</td><td>Whether in

Corporation/Municipal/
other area</td><td>Vasai Virar City Municipal Council (VVCMC)</td></tr>
<tr><td>8</td><td>Applicability of the DCR</td><td>DCR of Vasai Virar City Municipal Council (VVCMC)</td></tr>
<tr><td>9</td><td>Note on the initiated work (if applicable)</td><td>Total constructed work (FSI+ Non FSI): (5498.24 +3839.11) = 9337.35 sq.m.
Date and area details in the necessary approvals issued by the Competent Authority (attach scan copies):- CC is obtained dated 3-9-2002.
Revised CC dated 13-06-2011& 31-10-2011</td></tr>
<tr><td>10</td><td>LOI/NOC from MHADA/
other approvals (If Applicable)</td><td>Not Applicable</td></tr>
<tr><td>11</td><td>Total plot area (sq.m.)
Deductions
Net Plot Area</td><td>
<table>
<tr><td>Sr. no.</td><td>Area</td><td>Details (In sq.m.)</td></tr>
<tr><td>1</td><td>Total Plot area</td><td>26840.00</td></tr>
<tr><td>2</td><td>Deduction for DP</td><td>5031.766</td></tr>
<tr><td>3</td><td>Balance Plot area</td><td>21808.234</td></tr>
</table>
</td></tr>
<tr><td>12</td><td>Permissible FSI (including TDR etc.)</td><td>46342.49 sq.m.</td></tr>
<tr><td>13</td><td>Proposed Built Up Area (FSI & Non FSI)</td><td>FSI Area=21292.95 Sq. m.
Non FSI Area= 19117.63 Sq. m.
Total Built Up Area=40409.58 Sq. m.
<table>
<tr><td></td><td>Existing (in sq.m.)</td><td>Proposed (in sq.m.)</td></tr>
<tr><td>FSI area</td><td>16075.61</td><td>21292.95</td></tr>
<tr><td>Non FSI Area</td><td>3474.68</td><td>19117.63</td></tr>
<tr><td>Construction area</td><td>19550.34</td><td>40409.58</td></tr>
</table>
</td></tr>
<tr><td>14</td><td>Ground Coverage Percentage (%) (Note: percentage of plot not open to sky)</td><td>3406.34 Sq. m (18.37 % for Bldg. 5 & 6)</td></tr>
<tr><td>15</td><td>Estimated cost of the project</td><td>Rs.52.94 Crores</td></tr>
</table>

16	Number of Buildings & configuration(s)	Bldg No	Configuration	Existing/ Proposed
		Bldg -1	(G+4)	EXISTING
		Bldg -2	(G+4)	
		Bldg - 3	(G+4)	
		Bldg- 4	(G+4)	
		Bldg -1	(G+4)	
		Bldg -2	(G+4)	
		Bldg - 3	(G+4)	
		Bldg- 4	(G+3)	
		Bldg -5	(G+4)	
		Bldg -6	(G+4)	
		Bldg -7	(G+3)	
		Bldg-8	(G+3)	
		Bldg- 5 (Wing, A,B,C,D)	(Basement+ Stilt+ Podium+22)	PROPOSED FOR EC (NOT CONSTRCTED)
		Bldg 6	(G+7)	CONSTRUCTED

17	Number of tenants and shops	Particulars	Details
		No. Of tenements (Proposed Bldg 5 & 6)	822
		No. Of Shops (Proposed Bldg. 5)	34
18	Number of expected residents/users	TYPE	NO. OF USERS
		Residential	4110
		Commercial	102
		Total	4212
19	Tenant density per hector	316 Nos. Per Hectare (For Bldg. 5 & 6)	

20	Height of the building(s)	Bldg No	Configuration	Height in m
		Bldg -1	(G+4)	14.85
		Bldg -2	(G+4)	
		Bldg - 3	(G+4)	
		Bldg- 4	(G+4)	
		Bldg -1	(G+4)	14.85
		Bldg -2	(G+4)	
		Bldg - 3	(G+4)	
		Bldg- 4	(G+3)	12.20
		Bldg -5	(G+4)	14.85
		Bldg -6	(G+4)	14.85
		Bldg -7	(G+3)	15.00
		Bldg-8	(G+3)	12.20
		Bldg 5 (Wing-A,	(Basement + Stilt	70.00

			B,C,D)	+ Podium + 22)	
			Bldg 6	(G+7)	23.80
21	Right of way (Width of the road from the nearest fire station to the proposed building(s)	30 m wide DP Road 12 m wide DP Road			
22	Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	7.5-9 m			
23	Existing structure(s)	Existing Buildings Bldg. 1-4 (BP-2466) of G +4 Floors Existing Buildings Bldg. 1-8 (BP-2582) of G+3/4 Floors Proposed Building No. 6 of G+7 Floors			
24	Details of the demolition with disposal (If applicable)	Not Applicable			
25	Total Water Requirement	Dry Season Fresh Water (KLD) & Source: 372 by VVCMC Recycled Water (KLD): 204 Total Water Requirement (KLD): 576 Swimming Pool Make up (Cum): Nil Fire Fighting (Cum): UG Tank:100 Cum for Bldg. 6 OH Tank: 25 cum for bldg. 5 & 6 Wet Season Fresh Water(KLD): 289+83 & Source: VVCMC + Rain water Recycled Water (KLD): 188 Total Water Requirement (KLD): 560 Swimming Pool Make up (Cum)-Nil Fire Fighting (Cum): UG Tank:100 cum for Bldg. 6 OH Tank: 25 cum for bldg. 5 & 6			
26	Rain Water Harvesting (RWH)	Level of the Ground Water Table: Up to 3.00 m Size and no. of RWH tanks and Quantity 2 Nos. (165 cum) Location of the RWH tank(s): below Ground level Size, no of recharge pits and quantity: Nil Budgetary allocation (Capital cost and O&M Cost) Capital cost: Rs. 33.00Lakhs O&M Cost: Rs. 1.70Lakhs			

<table>
<tr><td>27</td><td>UGT Tanks</td><td>Location(s) of the UGT Tank(s): Underground
Domestic Tank = 372 cum
Flushing =191 Cum
Fire Tank= 100 cum</td></tr>
<tr><td>28</td><td>Storm water drainage</td><td>Natural Water drainage pattern: South to North
Quantity of storm water:
Total Actual Discharge: 0.127 cum/sec
Total Design Discharge: 0.130 cum/sec
Size of SWD: B=0.40 m, D=0.30 m</td></tr>
<tr><td>29</td><td>Sewage and waste water</td><td>Sewage Generation (KLD):522
STP Technology: MBBR
Capacity of STP (KLD): 550 KLD
Location of the STP: Below ground level
DG Sets (during emergency): 1 X 250 KVA
Budgetary allocation (Capital cost and O&M Cost)
Capital cost: Rs.113.00 Lakhs
O&M Cost: Rs. 28.00 Lakhs</td></tr>
<tr><td>30</td><td>Solid waste management</td><td>Waste generation in the Pre Construction and Construction Phase:
Waste generation: Debris & excavated material generated will be disposed as per the norms by VVCMC.
Disposal of the construction way debris: Debris to be disposed as VVCMC debris management plan.
<table>
<tr><th>Sr .</th><th>Particulars</th><th>Management</th></tr>
<tr><td>1</td><td>Scrap metal</td><td>To be sold for recycling</td></tr>
<tr><td>2</td><td>Empty cement bags</td><td>To be sold to vendors.</td></tr>
<tr><td>3</td><td>Aggregates</td><td>To be used as a layer for internal</td></tr>
<tr><td>4</td><td>Wood</td><td>To be sold for reuse/recycling.</td></tr>
<tr><td>5</td><td>Tiles</td><td>To be used as china mosaic water
for terraces and skirting purpose.</td></tr>
<tr><td>6</td><td>Empty Paint cans</td><td>To be sold to vendors.</td></tr>
</table>
Waste generation in the Operation Phase:
Dry Waste (Kg/day): 840.00
Wet Waste (Kg/day): 1241.00
E waste (Kg/month): Not applicable
Hazardous Waste (Kg/month): Not applicable
Bio-medical Waste (kg/month) (if applicable): Not applicable
STP Sludge (Dry Sludge): 33.00 kg/day

Mode of Disposal of Waste:
Dry waste: To be managed through recyclers.
Wet Waste: To be processed in the Organic Waste Converter and manure so obtained will be used for landscaping.
E-Waste: NA
Hazardous Waste: NA
Biomedical Waste: NA</td></tr>
</table>

STP Sludge (Dry Sludge): To be used as manure.

Area requirement
Location(s) and total area provided for the storage and treatment

the solid waste:

Sr. No.	OWC details	Particulars
1	Selected OWC Model=60	
2	OWC Converter	14 sq.m.
3	Curring area	20 sq.m.
4	Raw Material	37 sq.m.
5	Area of Plant	72 sq.m.
Dust Bibs (Green & Black)		
1	Flats	33
2	Shops	10

Budgetary allocation (Capital cost and O&M cost)
Capital cost : Rs. 10.00Lakhs
O&M cost: Rs. 5.00Lakhs

31 Green Belt Development

Total RG area:
RG area other than green belt (Please specify for playground etc.)

RG area under green belt:
RG on the ground (Sq. m):
Required RG: 3271.235 Sq. m (15%)
Proposed RG: 3277.34 Sq. m (15%)
RG on the podium (Sq. m):170.00sq.m.

Plantation
Number and list of trees species to be planted in the ground RG:

nos. (existing 317 + Proposed 53)

List of existing trees :

SR	BOTANICAL NAME	NAME OF	QUANTIT
1	Cocos nucifera	Coconut	10
2	Azadirachta indica	Neem	12
3	Areca catechu	Supari	2
4	Phoenix canariensis	Canari	4
5	Ficus religiosa	Pipal	5
6	Psidium guajava	Peru	3
7	Annona squamosa	Sitafal	4
8	Alstonia scholaris	Sathpani	15
9	Samanea saman	Rain tree	1
10	Delonix regia	Gulmohar	2
11	Dypsis lutescens	Areka palm	15
12	Alstonia scholaris	Alistonia	20
13	Saraca asoca	Ashoka	8

14	Exocarpos formis	Australian	1
15	Terminalia catappa	Almond	4
16	Syzygium cumini	Jamun	3

SR	BOTANICAL NAME	NAME OF	QUANTIT
17	Araucaria columnaris	Chrismas tree	2
18	Peltophorum pterocarpum	Peltoparam	4
19	Ficus racemosa	Umber	1
20	Mangifera indica	Mango	6
21	Moringa oleifera	Shevga	12
22	Annona reticulata	Ram fal	2
23	Mimusops elengi	Bakul	25
24	Swietenia mahagoni	Mahugoni	20
25	Petunia	Petunia	20
26	Calendula sps	Marigold	8
27	Nyctanthes arbor-tristis	Parijat	4
28	Cinnamomum tamala	Tez patta	1
29	Citrus limetta	Sweet lime	1
33	Phyllanthus emblica	Amla	1
31	Mussaenda frondosa	Musanda	1
TOTAL			217

List of Proposed Trees:

Sr. No.	Scientific Name	Common	Nos.
1	Michelia champaca	Champa	5
2	Syzygium cumini	Indian rry	6
3	Polyalthia longifolia	Mast tree	8
4	Saraca asoca	Tree	8
5	Cassia fistula	Bahava	5
6	Nyctanthes arbor-tristis	Parijatak	5
7	Butea monosperma	Palas	2
8	Azadiracta indica	Neem	2
9	Samanea saman	Rain Tree	4
10	Delonix regia	Flame tree	4
11	Prunus dulcis	Badam tree	4
	TOTAL	53	

Number and list of shrubs and bushes species to be planted in the podium RG: No

Number and list of trees species to be planted around the border of nallah/stream/pond (if any): Nil

Number, size, age and species of trees to be cut, trees to be

		transplanted: Nil NOC for the Tree cutting/transplantation/compensatory plantation, if any: Not Applicable
32	Energy	Power supply: Maximum Demand: 4306 KW Connected Load: 6758 KW Source: MSEDCL Energy saving by non conventional method: Energy saving measures Detail calculations & % of savings: 22.00 %

S	Items	Total elect. Demand conventiona kw)	Elect. Demand Using saving means (	Units Saved (kw)	Energy
Energy Saving Parameters					
1	Road/ landscape- 60% hting	6.5	2.6	3.9	60%
2	Parking –T5	5.9	4.4	1.5	25%
3	LED lights- Lobby & staircase	69	9.1	60.3	87%
4	Lobby & e LED lights- 60% Solar	15.2	6.1	9.1	60%
5	Lift – rative Types	80.0	64.0	16	20%
6	Solar Hot water	4110	2261	1850	45%
Conventional Loads					
7	Plumbing system	92	92		
8	OWC	7	7		
9	STP	22	22		
1	Fresh air ion Fan	3	3		
1	Sub Station Ventilation	4	4		
1	FF Plant Room Ventilation	4	4		
1	Flats	4110	4110		
1	Shops	170	170		

	Total	8699	6758	1940	
Overall saving for the project = 22%					

Compliance of ECBC guidelines: (Yes/no) (If yes, then submit ance in tabular form: Yes

Sr. No	Section No.	Requirement	Compliance met by
Electrical Units saving parameters (Calculation-based)			
1	6.2.1	Solar water for minimum 20% design	Total hotwater requirement met Centralised solar system
2	7.2.1.4	Exterior lighting hin specified limits	1) 60% lighting including for Road, pe & garden shall be kept on solar system. 2) Also other Lights provided on saving luminaries like LED intsead of halide lamps. 3)Provided with Time switch to be rational only during night mode
3	7.3.1	Interior lighting to be with in specified limits	1)For Parking/staircases the lighting Density shall be 0.2 W/sqft by using lights instead of T8. 2) For Lobby, use of LED would ower density of less than 1.3w/sqft 3)60% of Lobby & Staircase Lights put on Solar PV Panels.
4		Lifts with ative system	Using Regenerative Type Lift system ld result in 20% energy saving compared to conventional lifts.
5		Ventilation Fans	Basement Ventilation fans provided to operate fans only within permissible limits as per requirement. Operation ed on CO sensors
Infrastructure based energy conservation measures			
5	8.2.1.2	Transformer ing	Voltmeters/Ammeters for monitoring mer performance & losses

6	8.2.2	Energy efficient	All motors used in pumps of services of class 1 category that would give better efficiency (60%+)& less losses 2615.
7	8.2.3	Power Factor on	Designing capacitor Banks to Power Factor from 0.95 to 1
8	8.2.4	Energy g	Energy Meters for External Lighting, r Pumps for Monitoring
9	8.2.5.1	Cable sizing to ses	Electrical cables of derated capacity heating during working thereby saving the current losses.

Budgetary allocation (Capital cost and O&M cost)
Capital cost: Rs.85.00 Lakhs
O&M cost: Rs. 8.00 Lakhs
DG set:
Number and capacity of the DG sets to be used: 1 X 250 KVA
Type of fuel used: HSD

33 Environmental Management Plan Budgetary allocation

Construction Phase (with Break up):
Capital cost
O&M cost (Please ensure manpower and other details)

Sr.	Method Adopted	Cost (Rs. Lakhs/ year)
1	Water Sprinkling for Suppression	2.5
2	Site Sanitation & safety	4.0
3.	Disinfection	1.5
4.	Health check up	3.0
Total		11.00

Operation Phase (with Break up):
Capital cost
O&M cost (Please ensure manpower and other details)

Sr. No	Method Adopted	Setting-Up Cost (Rs. akhs)	Annual Maintenance And Operational Cost (Rs. Lakhs)
1	Rain Water Harvesting	33.00	1.70

		2 | MSW | 10.00 | 5.00 3 | STP | 113.00 | 28.00 4 | Energy Conservation | 85.0 | 8.0 5 | Landscaping | 18.00 | 4.0 Total | 259.00 | 46.7 Quantum and generation of Corpus Fund and Commitment Responsibility for further O & M After occupancy, Co-Op societies will be formed. The societies m a federation. The Operation and Maintenance of Environmental management s (EMF) shall be taken care by the developers for first three years. Afterwards, EMF shall be handed over to society/ federation. Funds for recurring cost on EMP shall be generated from the of the society by specifically mentioning in the sale agreement
34	Traffic Management	Nos. of the junction to the main road & design of confluence Parking details: Number and area of basement: 1 No. (1826.22 sq.m.) Number and area of podia: 1 no. (1719.33sq.m.) Stilt parking area: 517.29 sq. m Open Parking Area: 733.40sq.m. Total Parking Area: 1250.69 sq.m. Area Per Car: Basement = 23.12 sq.m. (Stack Parking) Podium = 19.10 sq.m. (Stack Parking) 2-Wheeler: 854 Nos. 4-Wheeler: 178 Nos. Public Transport: Nil Width of all internal roads: 6.00 to 9.00 m wide internal road
35	CRZ/RRZ clearance obtained, if any	NA
36	Distance from Protected Area/Critically Polluted areas/Eco-sensitive areas /inter-State boundaries	Tungareshwar Forest Area = 8.20 km(aerial distance)

3. The proposal has been considered by SEIAA in its 91st & 102nd meetings & 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 subject to restricting total built up area of 21,292.51 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) PP to ensure that the fire staircases open outside the building No. 5, wing A and D.

(iv) PP to ensure that no fire staircase or lift goes to the basement and shall terminate on ground level only.

(v) PP to provide minimum 3 meter height to the basement and provide adequate ventilation on ground level ensuring that no water ingress takes place in the basement through ramp in monsoon season by providing appropriate coverings.

(vi) E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.

(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.

(viii) PP has to abide by the conditions stipulated by SEAC & SEIAA.

(ix) 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.

(x) "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.

(xi) 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 affluent, 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 affluent, 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. SO_2, NOx (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 Council (VVCMC)

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)