

REPORT OF THE JOINT COMMITTEE IN COMPLIANCE WITH ORDER DATED 04/06/2021 OF THE HON'BLE NATIONAL GREEN TRIBUNAL (NGT) IN THE MATTER OF OA NO. 05/2021 (SANTOSH PATIL & ANR. VS MEMBER SECRETARY, STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY & ORS.)

1.0 Background

Prayer in this application is for compliance of Environmental Clearance (EC) conditions in the matter of providing parking facility by the project proponents (PP) – Respondent Nos. 4 and 5, M/s Skylark Buildcon Pvt. Ltd., Mumbai and M/s. Oberoi Realty Limited, Mumbai who have jointly developed an Area Development Project under Slum Rehabilitation Scheme (SRS) at FP No. 1076, 1078 of TPS- (IV) of Mahim Division for Sai Sundar Nagar CHS and other amalgamated societies.

Hon'ble NGT directed vide Order dated 04/06/2021 (copy of Hon'ble NGT Order, dated 04/06/2021 is given at **Annexure-I**) and relevant Order is reproduced as below:

“Though none appears for the applicant, we have considered the application and find that the grievance needs to be gone into by a joint Committee of CPCB, State PCB and SEIAA, Maharashtra. The State PCB will be the nodal agency for coordination and compliance. The joint Committee may look into the grievance and if there is violation of EC conditions, take suitable measures as per law, including assessment and recovery of compensation, following due process. The joint Committee may visit the site and is also free to conduct proceedings online. The Committee may interact with the concerned stake holders and consult any other expert/institution. An action taken report may be furnished within two months by e-mail at judicial-ngt@gov.in preferably in the form of searchable PDF/ OCR Support PDF and not in the form of Image PDF. List for further consideration on 07.09.2021.”

Upon receipt of desired information from various organizations the joint committee, carried-out an inspection of the residential building project i.e. Area Development Project under Slum Rehabilitation Scheme (SRS) at FP No. 1076, 1078 of TPS- (IV) of Mahim Division for Sai Sundar Nagar CHS and other amalgamated societies on 22/10/2021. The following committee members were present during the inspection:

- i. Shri Pankaj Joshi, Member, SEIAA, Maharashtra
- ii. Shri Jayant Hazare, In-charge: Regional Officer, MPCB, RO-Mumbai
- iii. Shri Nishchal C., Scientist 'D', CPCB, Regional Directorate, Pune

Also, Shri Tanaji Yadav, Sub-regional Officer, RO-Mumbai from MPCB, and Shri Bodake, Executive Engineer from Slum Rehabilitation Authority, Mumbai were present and accompanied the joint committee during the inspection.

2.0 Observations and findings

Based on the preliminary information received from various organisations, and followed by site inspection to assess the issue mentioned in the aforesaid Hon'ble NGT Order, the observations & findings of the Committee are given as below:

- i. The project proponent has obtained environment clearance vide no. MoEF-21-72/2008-IA-III/TCE, dated 23/03/2009 for development of Skylark Heights (Amalgamated SRA scheme) at FP No. 1076, 1078 of TPS- (IV) of Mahim Division. The total plot area is 39,701 sq-m and the total proposed built-up area is 2,64,770.33 sq-m. Further, the project proponent has obtained modification in environment clearance for the said project vide no. SEIAA-2011/4868/CR-107/2011, dated 06/03/2012. The total plot area is 38,857.5 sq-m and the total proposed built-up area is 2,64,770.33 sq-m and the proposed building configuration is Rehab: 14 buildings with G + 10-22 floors; flats: 2,228 nos. shops: 140 nos. welfare center: 67 nos. sale: Tower A: 3 basement + LG+ UG + 4 podium + 1 – 57 floors and flats: 30 nos. and Tower B: 3 basement + LG+ UG + 4 podium + 1 – 11 floors with commercial area, shopping and food court.

Further, the project proponent has obtained environment clearance for mixed use (hotel & residential) project at FP No. 1076, 1078 of TPS- (IV) of Mahim Division vide no. SEAC-2013/CR-135 (I)/C-I, dated 28/01/2016. The total plot area is 83,853.83 sq-m (due to amalgamation of new plots) and the total proposed built-up area is 6,43,000 sq-m and the proposed building configuration is Rehab: 25 buildings with G + 30 floors; flats: 4,502 nos. shops: 141 nos. welfare center, balwadi & society center: 127 nos. sale: Tower A (hotel & residential): 3 basement + LG+ UG + 4 podium + 31 floors with

250rooms and 32 – 65 floors with 56 nos. flats and roof top helipad and Tower B (residential): 3 basement + LG+ UG + 4 podium + 89 floors with 260 nos. flats. The copies of the Environment Clearance of 2009, 20212 and 2016 are given at **Annexure-II to IV** respectively.

- ii. As per the environment clearance of 2012, the project proponent has declared that 1,432 nos. of parking shall be provided for the existing and proposed development (sale building). Whereas, as per environment clearance of 2016, the project proponent has declared that 1,726 nos. of parking shall be provided for the existing and proposed development (sale building) and 500 nos. of parking shall be provided for rehab building.
- iii. The project proponent had been granted Consent to Establish by MPCB vide format no.1.0/BO/CAC-CELL/UAN No. 0000016518/E/7th CAC-1903000839, dated 15/03/2019, for the construction of residential and hotel building under SRA scheme in Red category with total plot area of 83,853.83 sq-m and total built-up area of 6,43,000 sq-m. Subsequently, the project proponent has obtained consent to operate, part of the rehab building no. 7, 8, 10, 11, 12 & 13 from MPCB vide dated 26/03/2019 and valid up to 31/10/2020. It is gathered that the project proponent has applied for renewal of consent to operate for the aforesaid 06 nos. of rehab buildings to MPCB vide dated 04/10/2021. The issuance of renewal of consent to operate is pending before the MPCB
- iv. Also, the project proponent has applied for consent to operate for the remaining rehab buildings no. 1, 2, 3, 4, 5, 6, 9 and 14 to MPCB vide dated 07/10/2021. The issuance of consent to operate is pending before the MPCB.
- v. It is gathered from the MPCB vide letter no. MPCB/ROM/ID/2007240001, dated 24/07/2020 that MPCB has issued interim directions under the Water (Prevention & Control of Pollution) Act, 1974; Air (Prevention & Control of Pollution) Act, 1981 and Hazardous & Other Waste (Management & Transboundary Movement) Rules, 2016 based on the inspection of MPCB officials vide dated 31/12/2019 and personal hearing convened with project proponent on 04/07/2020 for the non-compliances observed w.r.t. not

obtaining revalidation of consent to establish; not renewing the consent to operate for the part of rehab buildings; not recycling the treated sewage water @ 60% for secondary purpose and not providing 500 nos. of parking for the rehab buildings. The copy of interim directions issued by MPCB to the project proponent is given at **Annexure-V**. The copy of reply submitted by the project proponent to MPCB vide dated 10/01/2021 is given at **Annexure-VI** for kind information.

- vi. It is gathered from the reply submitted vide dated 10/01/2021 by the project proponent that as per para 4 of the aforesaid reply "... *The already completed buildings are approved and constructed as per old DCR where there was no provision of parking for such size of tenements. In the revised environment clearance the parking for such size tenement is proposed as per New DCPR, and we are bound to provide the proposed parking and we are planned the same in our future.*"
- vii. During joint committee inspection, it is observed that out of 25 rehab building sanctioned as per environment clearance of 2016, the project proponent has constructed only 14 no. of rehab buildings. As per the environment clearance condition, as per the reply submitted by the project proponent to MPCB vide dated 10/01/2021 and during the joint committee inspection vide dated 22/10/2021 that the project proponent has not yet provided 500 nos. of parking for the rehab buildings.
- viii. Further, the joint committee during its site inspection vide dated 22/10/2021 had requested the project proponent to submit the following documents/records;
 - a. 1998 first IOA for Rehab Building no. 1 – Copy of plant and the IOA
 - b. Chronology of events w.r.t. sanctioned building plans
 - c. Reports of approval while granting IOA
 - d. Chronology of events w.r.t. date-wise sanction of commencement certificate plinth checking certificate
 - e. Before sanctioning of fresh environment clearance of 2016, no. of buildings constructed supported with all necessary documentary evidences.

- f. Copy of traffic management plan along with all necessary documents submitted while grant of environment clearance of 2009, 2012 and 2016.
- g. Information regarding whether the project proponent had been obtained amended environment clearance for reduction of height of the building.
- h. Comparative statement of environment clearance granted vide 2009, 2012 and 2016 w.r.t. plot area, building plans, configuration and other mandatory services especially provision of parking facility as per DCR.

However, the project proponent has not submitted the above requisite information to the joint committee till date i.e. 08/11/2021.

3.0 Conclusions

The project proponent has obtained environment clearance vide 2009, 2012 and 2016 and observed that the total plot area and built-up area has been revised from time to time by obtaining amendment of the environment clearance. As per the environment clearance condition, and as per the reply submitted by the project proponent to MPCB vide dated 10/01/2021 and during the joint committee inspection vide dated 22/10/2021 that the project proponent has not yet provided 500 nos. of parking for the rehab buildings. Therefore, the project proponent has non-complied w.r.t. environment clearance conditions especially provision of 500 nos. of parking facility for the rehab building.

The project proponent has applied for renewal of consent to operate for the 06 nos. of rehab buildings (building no. 7, 8, 10, 11, 12 & 13) to MPCB vide dated 04/10/2021. The issuance of renewal of consent to operate is pending before the MPCB. Also, the project proponent has applied for consent to operate for the remaining rehab buildings (building no. 1, 2, 3, 4, 5, 6, 9 and 14) to MPCB vide dated 07/10/2021. The issuance of consent to operate is pending before the MPCB. Further, the project proponent has not yet provided the desired information to the joint committee.

4.0 Recommendation

- i. As per the environment clearance condition and as per the reply submitted by the project proponent to MPCB vide dated 10/01/2021 the project proponent should submit the time-bound action plan to expedite the provision of 500 nos. of parking facility to the rehab buildings.



(J. S. Hajare)
I/c: RO-Mumbai, MPCB



(Nishchal C.)
Scientist 'D', CPCB, RD-Pune



(Pankaj Joshi)
SEIAA, Maharashtra

Annexure-I

Item No. 02

(Pune Bench)

**BEFORE THE NATIONAL GREEN TRIBUNAL
PRINCIPAL BENCH, NEW DELHI**

(By Video Conferencing)

Original Application No. 05/2021 (WZ)

Santosh Patil & Anr.

Applicant(s)

Versus

Member Secretary, State Level Environment Impact
Assessment Authority & Ors.

Respondent(s)

Date of hearing: 04.06.2021

**CORAM: HON'BLE MR. JUSTICE ADARSH KUMAR GOEL, CHAIRPERSON
HON'BLE MR. JUSTICE SUDHIR AGARWAL, JUDICIAL MEMBER
HON'BLE MR. JUSTICE M. SATHYANARAYANAN, JUDICIAL MEMBER
HON'BLE MR. JUSTICE BRIJESH SETHI, JUDICIAL MEMBER
HON'BLE DR. NAGIN NANDA, EXPERT MEMBER**

ORDER

1. Prayer in this application is for compliance of Environmental Clearance (EC) conditions in the matter of providing parking facility by the project proponents (PP) - Respondent Nos. 4 and 5, M/s Skylark Buildcom Pvt. Ltd., Mumbai and M/s Oberoi Realty Limited, Mumbai who have jointly developed an Area Development Project under Slum Rehabilitation Scheme (SRS) at FP No. 1076, 1078 of TPS - (IV) of Mahim Division for Sai Sundar Nagar CHS and other amalgamated societies. The PP have taken EC dated 28.01.2016 issued by SEIAA, Maharashtra which has following conditions:-

2. Though none appears for the applicant, we have considered the application and find that the grievance needs to be gone into by a joint Committee of CPCB, State PCB and SEIAA, Maharashtra. The State PCB will be the nodal agency for coordination and compliance. The joint Committee may look into the grievance and if there is violation of EC conditions, take suitable measures as per law, including assessment and recovery of compensation, following due process. The joint Committee may visit the site and is also free to conduct proceedings online. The Committee may interact with the concerned stake holders and consult any other expert/institution. An action taken report may be furnished within two months by e-mail at judicial-ngt@gov.in preferably in the form of searchable PDF/ OCR Support PDF and not in the form of Image PDF.

List for further consideration on 07.09.2021.

A copy of this order be forwarded to the CPCB; State PCB, SEIAA, Maharashtra and the applicant by e-mail for compliance.

The applicant may furnish a set of papers to the CPCB, State PCB and SEIAA, Maharashtra to facilitate compliance of the above order.

Adarsh Kumar Goel, CP

Sudhir Agarwal, JM

M. Sathyanarayanan, JM

GOVERNMENT OF MAHARASHTRA

No. MoEF-21-72/2008-IA-III/TC1
Environment Department,
Room No. 217, 2nd floor,
Manmaya Annexe,
Mumbai - 400 032,
Dated: 23.03.2009

M/s. Skylark Build

Plot No. 54, Sagar Avenue,
M/s. Skylark, Junction of S.V. Road & Lalrabhai Park Road,
Mumbai - 400 058

Subject: Environmental Clearance for "Skylark Heights" Amalgamated SRA Scheme at C.S. No. 286 (po) FP No. 1076 & 1078 of TPS IV of Mahim Division, Dr. Annie Besant Road, Worli, Mumbai - 400 025, State - Maharashtra.

Dear Sir

1. I am directed to refer to your application seeking prior environmental clearance for the above project under the EIA Notification 2006. The above proposal has been appraised as per prescribed procedure on the basis of the documents enclosed with the application viz. Form I, Form IA, Conceptual Plan and the additional clarifications furnished in response to the observations of the State Level Environment Impact Assessment Authority (SEIAA) in its 7th meeting held on 18th March, 2008. The project details are as per **Annexure - I**

2. The SEIAA after due consideration of the relevant documents submitted by the project proponent and additional clarifications furnished in response to its observations have recommended the grant of environmental clearance for the project mentioned above subject to compliance with the EMP and other stipulated conditions. Accordingly, the Department hereby accords necessary environmental clearance for the project under category 8 (a) of EIA Notification 2006 subject to the strict compliance with the specific and general conditions mentioned in **Annexure - II**.

(Valsaraj Singh)
Secretary, Environment

ANNEXURE I

Project Details:

1. The project proponent is proposing the development of "Skylark Heights" by Skylark Build (Annexure SRV Schemes) located at C.S. NO. 286 (pt) EP No. 1076 & 1078 of TPS IV of Alhira Division, Dr. Amte Besant Road, Wari, Mumbai at a cost of Rs.717 crore. Total plot area is 39,701 sq. m. The total proposed built up area is 264770.33 sq. m. Or as actually approved by Municipal Corporation Greater Mumbai (MCGM) considering height restriction if any by the Civil Aviation department.
2. Total water requirement during construction phase shall be 121 M³/Day and in operational phase water requirement shall be 2713 m³/day out of that 1643 m³/day of wastewater shall be generated.
3. Generated Sewage shall be treated in sewage treatment plant (STP) having Capacity of 1400 m³/day for Rehab building and 300 m³/day capacity for Sale Building. The wastewater quality of treated water shall be BOD 20 mg/L, COD 50 mg/L among other parameters as agreed. Treated wastewater shall be utilized for gardening, flushing and cooling tower make up. And there will not be any discharge into MCGM sewer line.
4. Solid waste (Dry garbage) generated shall be 2779 Kg/Day and Wet garbage generated shall be 4090 Kg/Day. Dry waste segregated into Recyclable and Non-recyclable waste and disposed through recycling of recyclable dry waste through contractors. Wet waste disposed to MCGM or treated in Organic Waste Converter System.
5. E-waste and STP sludge around 250 Kg/day shall be disposed off through the authorized Waste Management Agencies approved by MPCB.
6. Rainwater shall be collected from rooftop. Rainwater shall be collected and stored in 2 Nos. of rainwater collection tank of capacity 193 M³, and surplus rainwater shall be recharge through recharge pits and 4 Nos. of Infiltration wells (3 m dia x 3 m depth).
7. Area under green belt shall be 4165 m² and 234 Nos. of trees of indigenous varieties shall be planted.
8. As per existing DC Rule 548 car parking shall be provided. However, actually car parking shall be as permitted by MCGM as per relevant Provision.



Power Requirement for Rehab Building shall be 3814 KW and for Sale building 9233 KW
 and 1000 KVA for Rehab Building and 5 sets of 2500 KVA each for Sale Building
 along with energy conservation devices i.e. CFL, HVAC, sensors, etc for saving up to
 4702385 units/year shall be provided.

- (ii) The cost of Environment Management Plan during Construction phase shall be Rs.11.00 Lakh
 And During operation phase EMP capital cost shall be Rs.1671.01 Lakhs and Operation and
 maintenances cost shall be Rs. 1063.78 lakhs/annum For Sale Building, a corpus fund of Rs.
 320 lakhs shall be provided and handed over to environmental management facility. For Rehab
 building project proponent shall operate and maintain all facilities up to 10 years from the issue
 of occupation certificate

(c) Energy conservation measures:

- Building automation system to monitor and control HVAC and electrical equipment.
- Low KW/TR Centrifugal chillers for HVAC.
- Variable speed pumping system for chilled water secondary pumping for HVAC.
- Highly efficient motors
- Capacitor banks to improve power factor.
- Use of compact fluorescent lamps.
- Capacitor banks to improve power factor
- Use of energy efficient CFL/TS Lamps in common area lightning, podium lightening & street
lighting.
- Use of programmable timers for switching ON/OFF of common area lightning, podium
lightening & street lighting.
- Designing Alternate circuits for lighting.
- Use of group controls in case of elevators.
- Use of thermal insulation for roofs to reduce air conditioning loads and thereby conserving
energy.
- Use of low SHGC double-glazing to reduce air conditioning loads and thereby conserving
energy.



4.1.1.1 SPECIFIC CONDITIONS

Construction Phase

1. The contractor shall submit a copy of the Maharashtra Pollution Control Board letter for grant of water aid and a copy of the same submitted to the Ministry, before start of any construction work at the site.

(i) All required sanitary and hygienic facilities shall be in place before starting construction activities and to be maintained throughout the construction phase.

(ii) A First Aid Room will be provided at the project both during construction and operation of the project.

(iii) 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.

(iv) All the topsoil excavated during construction activities should be stored for use for horticulture / landscape development within the project site.

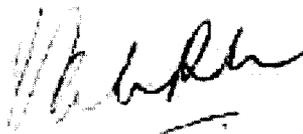
(v) Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.

(vi) 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.

(vii) Construction spoils, including bituminous material and other hazardous materials, must not be allowed to contaminate watercourses and the dump sites for such material must be secured so that they should not leach into the ground water.

(viii) 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.

(ix) The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.



The master records for operating DG sets shall be stored in underground tanks and master records from Chief Controller of Explosives shall be taken

- (iii) Vehicles used for bringing construction material to the site should be in good condition and should have pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours
- (iv) 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 DPCB/MPCB
- (v) 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 2002 (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
- (vi) Ready mixed concrete must be used in building construction.
- (vii) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (viii) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (ix) Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.
- (x) Separation of grey and black water should be done by the use of dual plumbing line for separation of grey and black water.
- (xi) 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.
- (xii) Use of glass may be reduced upto 40% to reduce the electricity consumption and load on airconditioning. If necessary, use high quality double glass with special reflective coating in windows.
- (xiii) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement
- (xiv) 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

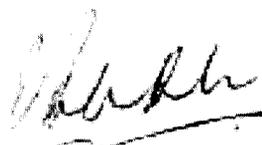
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- vi) Waste holes in the compound walls shall be provided to ensure natural drainage of rainwater in the compound to save during the monsoon period.
- vii) Rain water harvesting for roof top runoff and surface runoff, as plan submitted, should be implemented. Before recharging the surface runoff, pre-treatment must be done to remove suspended matter, oil and grease. The borewell for rainwater recharging should be kept at least 5 mts above the highest ground water table.
- viii) The ground water level and its quality should be monitored regularly in consultation with Central Ground Water Authority.
- ix) 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.
- x) A Report on the energy conservation measures conforming to energy conservation norms finalized by Bureau of Energy Efficiency should be prepared incorporating details about building materials and technology, R & U Factors etc and submit to the Ministry in three months time.
- xi) 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.
- xii) Adequate measures should be taken to prevent odour problem from solid waste processing plant and STP.
- xiii) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.

PART - B. GENERAL CONDITIONS

- 1 Six monthly monitoring reports should be submitted to the Department and MPCB.
- 2 Officials from the MPCB who would be monitoring the implementation of environmental safeguards should be given full co-operation, facilities and documents/ data by the project proponents during their inspection. A complete set of all the documents submitted to Department should be forwarded to the MPCB.

EE-2019-1



in the case of any changes in the scope of the project, the project would require a fresh appraisal by this Department.

4. The Department reserves the right to add additional safeguard measures subsequently if found necessary, and to take action including revoking of the environment clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.

5. These stipulations would be enforced among others under the provisions of Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and control of Pollution) Act 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and EIA Notification, 2006.

Member Secretary, SEIAA,
Maharashtra State

Copy to: -

1. The Secretary, Department of Environment, Government of Maharashtra.
2. The CCF, Regional Office, Ministry of Environment and Forest,
(Regional Office, Western Region, Kendriya Paryavarana Bhavan, Link
Road No- 3, E-5, Ravi-Shankar Nagar, Bhopal- 462 016). (MP).
3. Guard file.

Government of Maharashtra

No. SEIAA-2011/4868/CR-1
 Environment department,
 Room No. 217, 2nd floor,
 Mantralaya Annexe,
 Mumbai 400 032
 Date: 6th March, 2012

To,
 M/s. Skylark Buildcon Pvt. Ltd.
 402, 54-B, Sagar Avenue, 4th Floor,
 Junction of PSV Road, & Jaffubhai Park Road,
 Andheri (W), Mumbai --400 058
 Telephone No. 022 - 6675 3911/66842500

Subject: Modification in EC for "Skylark Heights" amalgamated SRA scheme of CS No. 286 (pt), FP No. 1076 and 1078 of TPS IV of Mahim Division, Dr. Annie Besant Road, Worli, Mumbai by M/s. Skylark Build.

- Reference- 1. Even number Environment Clearance letter dated 23rd March, 2009
 2. Minutes of 43rd meeting of SEIAA held on 12th/13th January, 2012

Sir,

This has reference to your communication on the above mentioned subject.

2. Project information from documents submitted by you & considered by SEIAA was summarized in even number environment clearance letter dated 23rd March, 2009.

Brief information of the project is summarized as below:

Project Proponent	: M/s. Skylark Build
Location of the project	: CS No. 286 (pt), FP No. 1076 and 1078 of TPS IV of Mahim Division, Dr. Annie Besant Road, Worli, Mumbai
Type of Project	: Construction project - SRA
Building configuration	: Rehab: <ul style="list-style-type: none"> • 14 buildings with G + 10-22 floors; Flats: 2228 nos., 140 nos., balwadi / welfare centre: 67 nos. Sales: <ul style="list-style-type: none"> • Tower A: 3 basement+LG+UG+4Podium+1st to 57th flat: 30 nos. • Tower: 3 basement+LG+UG+4Podium+1st to 11th floor with commercial area, shopping and food court
Plot area	: 38,857.50 sq. m.
Built up area	: <ul style="list-style-type: none"> • FSI Area: 1.41, 518.10 Sq. m. • Proposed Total Built-up Area (FSI & Non-FSI): 2,64.7

Annexure - I

Item No. 02

(Pune Bench)

**BEFORE THE NATIONAL GREEN TRIBUNAL
PRINCIPAL BENCH, NEW DELHI**

(By Video Conferencing)

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Santosh Patil & Anr.

Applicant(s)

Versus

Member Secretary, State Level Environment Impact
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Respondent(s)

Date of hearing: 04.06.2021

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HON'BLE MR. JUSTICE M. SATHYANARAYANAN, JUDICIAL MEMBER
HON'BLE MR. JUSTICE BRIJESH SETHI, JUDICIAL MEMBER
HON'BLE DR. NAGIN NANDA, EXPERT MEMBER**

ORDER

1. Prayer in this application is for compliance of Environmental Clearance (EC) conditions in the matter of providing parking facility by the project proponents (PP) - Respondent Nos. 4 and 5, M/s Skylark Buildcom Pvt. Ltd., Mumbai and M/s Oberoi Realty Limited, Mumbai who have jointly developed an Area Development Project under Slum Rehabilitation Scheme (SRS) at FP No. 1076, 1078 of TPS - (IV) of Mahim Division for Sai Sundar Nagar CHS and other amalgamated societies. The PP have taken EC dated 28.01.2016 issued by SEIAA, Maharashtra which has following conditions:-

“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. Parking for Existing and Proposed Development (Sale Building) : 1726 No's. Rehab: 500 No.s”

2. Though none appears for the applicant, we have considered the application and find that the grievance needs to be gone into by a joint Committee of CPCB, State PCB and SEIAA, Maharashtra. The State PCB will be the nodal agency for coordination and compliance. The joint Committee may look into the grievance and if there is violation of EC conditions, take suitable measures as per law, including assessment and recovery of compensation, following due process. The joint Committee may visit the site and is also free to conduct proceedings online. The Committee may interact with the concerned stake holders and consult any other expert/institution. An action taken report may be furnished within two months by e-mail at judicial-ngt@gov.in preferably in the form of searchable PDF/ OCR Support PDF and not in the form of Image PDF.

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Adarsh Kumar Goel, CP

Sudhir Agarwal, JM

M. Sathyanarayanan, JM

Brijesh Sethi, JM

Dr. Nagin Nanda, EM

June 04, 2021
Original Application No. 05/2021 (WZ)
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GOVERNMENT OF MAHARASHTRA

No. MoEF-21-72/2008-IA-III/FCI
 Environment Department,
 Room No. 217, 2nd floor,
 Mantralaya Annexe,
 Mumbai - 400 032,
 Dated: 23.03.2009

M/s. Skylark Build

47, 54 - B, Sagur Avenue,

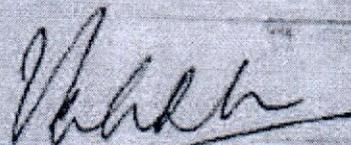
4th floor, Junction of S.V. Road & Lalubhai Park Road,

Southern (W), Mumbai-400 058

Subject: Environmental Clearance for "Skylark Heights" Amalgamated SRA Scheme at C.S. NO. 286 (pt) FP No. 1076 & 1078 of TPS IV of Mahim Division, Dr. Annie Besant Road, Worli, Mumbai - 400 025, State - Maharashtra.

Dear Sir,

1. I am directed to refer to your application seeking prior environmental clearance for the above project under the EIA Notification 2006. The above proposal has been appraised as per prescribed procedure on the basis of the documents enclosed with the application viz. Form I, Form IA, Conceptual Plan and the additional clarifications furnished in response to the observations of the State Level Environment Impact Assessment Authority (SEIAA) in its 7th meeting held on 18th March, 2009. The project details are as per Annexure - I
2. The SEIAA after due consideration of the relevant documents submitted by the project proponent and additional clarifications furnished in response to its observations have recommended the grant of environmental clearance for the project mentioned above subject to compliance with EMP and other stipulated conditions. Accordingly, the Department hereby accords necessary environmental clearance for the project under category 8 (a) of EIA Notification 2006 subject to the strict compliance with the specific and general conditions mentioned in Annexure - II.



(Valsar Nar-Singh)
 Secretary, (Environment)

APPENDURE I

Project Details:

1. The project proponent is proposing to development of "Skylark Heights" by Skylark Build (Amalgamated SRA Scheme) located at C.S. NO. 286 (pt) FP No. 1076 & 1078 of TPS IV of Mahim Division, Dr. Annie Besant Road, Worli, Mumbai at a cost of Rs.717 crore. Total plot area is 39,701 sq. m. The total proposed built up area is 264770.33 sq. m. Or as actually approved by Municipal Corporation Greater Mumbai (MCGM) considering height restriction if any by the Civil Aviation department.
2. Total water requirement during construction phase shall be 121 M³/Day and in operational phase water requirement shall be 2713 m³/day out of that 1643 m³/day of wastewater shall be generated.
3. Generated Sewage shall be treated in sewage treatment plant (STP) having Capacity of 1400 m³/day for Rehab building and 300 m³/day capacity for Sale Building. The wastewater quality of treated water shall be BOD 20 mg/L, COD 50 mg/L among other parameters as agreed. Treated wastewater shall be utilized for gardening, flushing and cooling tower make up. And there will not be any discharge into MCGM sewer line.
4. Solid waste (Dry garbage) generated shall be 2779 Kg/Day and Wet garbage generated shall be 4090 Kg/Day. Dry waste segregated into Recyclable and Non-recyclable waste and disposed through recycling of recyclable dry waste through contractors. Wet waste disposed to MCGM or treated in Organic Waste Converter System.
5. E-waste and STP sludge around 250 Kg/day shall be disposed off through the authorized Waste Management Agencies approved by MPCB.
6. Rainwater shall be collected from rooftop. Rainwater shall be collected and stored in 2 Nos. of rainwater collection tank of capacity 193 M³, and surplus rainwater shall be recharge through recharge pits and 4 Nos. of Infiltration wells (3 m dia x 3 m depth).
7. Area under green belt shall be 4165 m² and 234 Nos. of trees of indigenous varieties shall be planted.
8. As per existing DC Rule 548 car parking shall be provided. However, actually car parking shall be as permitted by MCGM as per relevant Provision.



Power Requirement for Rehab Building shall be 3814 KW and for Sale building 9253 KW. Total Set of 1000 KVA for Rehab Building and 5 sets of 2500 KVA each for Sale Building along with energy conservation devices i.e. CFL, HVAC, sensors, etc for saving up to 47,92,885 units/year shall be provided.

10. The cost of Environment Management Plan during Construction phase shall be Rs.11.66 Lakh. And During operation phase EMP capital cost shall be Rs.1671.01 Lakhs and Operation and maintenances cost shall be Rs. 1063.78 lakhs /annum. For Sale Building, a corpus fund of Rs. 320 Lakhs shall be provided and handed over to environmental management facility. For Rehab building project proponent shall operate and maintain all facilities up to 10 years from the issue of occupation certificate.

11. Energy conservation measures:

- Building automation system to monitor and control HVAC and electrical equipment.
- Low KW/TR Centrifugal chillers for HVAC.
- Variable speed pumping system for chilled water secondary pumping for HVAC.
- Highly efficient motors.
- Capacitor banks to improve power factor.
- Use of compact fluorescent lamps.
- Capacitor banks to improve power factor.
- Use of energy efficient CFL/T5 Lamps in common area lightning, podium lightening & street lighting.
- Use of programmable timers for switching ON/OFF of common area lightning, podium lightening & street lighting.
- Designing Alternate circuits for lighting.
- Use of group controls in case of elevators.
- Use of thermal insulation for roofs to reduce air conditioning loads and thereby conserving energy.
- Use of low SHGC double-glazing to reduce air conditioning loads and thereby conserving energy.

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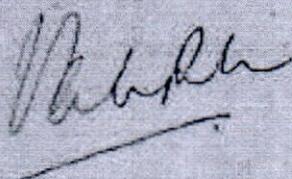
ANNEXURE

PART A- SPECIFIC CONDITIONS

1. Construction Phase

- (i) "Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Ministry, before start of any construction work at the site.
- (ii) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- (iii) A First Aid Room will be provided to the project both during construction and operation of the project.
- (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) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- (vi) 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.
- (vii) 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.
- (viii) Construction spoils, including bituminous material and other hazardous materials, must not be allowed to contaminate watercourses and the dump sites for such material must be secured so that they should not leach into the ground water.
- (ix) 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.
- (x) The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.

पत्र/सं-२८२३ [५००-२-०३]-२



The diesel required for operating DG sets shall be stored in underground tanks and required clearance from Chief Controller of Explosives shall be taken.

(vi) Vehicles hired for carrying construction material to the site should be in good condition and should have pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.

(vii) 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.

(viii) 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).

(ix) Ready mixed concrete must be used in building construction.

(x) Storm water control and its re-use as per CGWS and BIS standards for various applications.

(xi) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.

(xii) Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.

(xiii) Separation of grey and black water should be done by the use of dual plumbing line for separation of grey and black water.

(xiv) 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.

(xv) Use of glass may be reduced upto 40% to reduce the electricity consumption and load on airconditioning. If necessary, use high quality double glass with special reflective coating in windows.

(xvi) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.

(xvii) 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

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vi) Weep holes in the compound walls shall be provided to ensure natural drainage of rainwater in the catchment area during the monsoon period.

vii) Rain water harvesting for roof run-off and surface run-off, as plan submitted should be implemented. Before recharging the surface run-off, pre-treatment must be done to remove suspended matter, oil and grease. The borewell for rainwater recharging should be kept at least 5 mts above the highest ground water table.

viii) The ground water level and its quality should be monitored regularly in consultation with Central Ground Water Authority.

ix) 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.

x) A Report on the energy conservation measures confirming to energy conservation norms finalized by Bureau of Energy Efficiency should be prepared incorporating details about building materials and technology, R & U Factors etc. and submit to the Ministry in three months time.

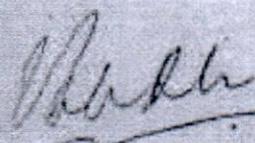
xi) Energy conservation measures like installation of CFLs/TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible.

xii) Adequate measures should be taken to prevent odour problem from solid waste processing plant and STP.

xiii) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.

PART - B. GENERAL CONDITIONS

1. Six monthly monitoring reports should be submitted to the Department and MPCB
2. Officials from the MPCB who would be monitoring the implementation of environmental safeguards should be given full co-operation, facilities and documents/ data by the project proponents during their inspection. A complete set of all the documents submitted to Department should be forwarded to the MPCB



3. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.

4. The Department reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environment clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.

5. These stipulations would be enforced among others under the provisions of Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and control of Pollution) Act 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and EIA Notification, 2006.

Member Secretary, SEIAA,
Maharashtra State

Copy to: -

1. The Secretary, Department of Environment, Government of Maharashtra,
2. 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).
3. Guard file.

Annexure - III

Government of Maharashtra

No. SEIAA-2011/4868/CR-107/2011
 Environment department,
 Room No. 217, 2nd floor,
 Mantralaya Annexe,
 Mumbai 400 032
 Date: 6th March, 2012

To,
 M/s. Skylark Buildcon Pvt. Ltd.
 402, 54-B, Sagar Avenue, 4th Floor,
 Junction of SV Road, & Lallubhai Park Road,
 Andheri (W), Mumbai - 400 058
 Telephone No. 022 - 6675 3911/66842500

Subject: Modification in EC for "Skylark Heights" amalgamated SRA scheme at CS No. 286 (pt), FP No. 1076 and 1078 of TPS IV of Mahim Division, Dr. Annie Besant Road, Worli, Mumbai by M/s. Skylark Build.

Reference- 1. Even number Environment Clearance letter dated 23rd March, 2009
 2. Minutes of 43rd meeting of SEIAA held on 12th/13th January, 2012

Sir,

This has reference to your communication on the above mentioned subject.

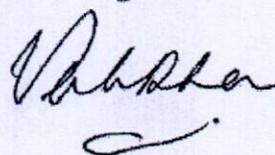
2. Project information from documents submitted by you & considered by SEAC & SEIAA was summarized in even number environment clearance letter dated 23rd March, 2009.

Brief Information of the project is summarized as below:

Project Proponent	: M/s. Skylark Build
Location of the project	: CS No. 286 (pt), FP No. 1076 and 1078 of TPS IV of Mahim Division, Dr. Annie Besant Road, Worli, Mumbai
Type of Project	: Construction project - SRA
Building configuration	: Rehab: <ul style="list-style-type: none"> • 14 buildings with G + 10-22 floors; Flats: 2228 nos., shops: 140 nos., balwadi / welfare centre: 67 nos. Sale: <ul style="list-style-type: none"> • Tower A: 3 basement+LG+UG+4Podium+1st to 57th floors; flat: 30 nos. • Tower : 3 basement+LG+UG+4Podium+1st to 11th floors with commercial area, shopping and food court
Plot area	: 38,857.50 sq. m.
Built up area	: <ul style="list-style-type: none"> • FSI Area: 1, 41, 518.10 Sq. m. • Proposed Total Built-up Area (FSI & Non-FSI) : 2,64,770.33

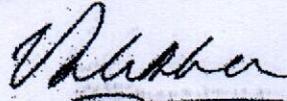
- 1 -

		Sq. mt.
Estimated cost of the project	:	Rs. 717 Crores
Rain Water Harvesting (RWH)	:	2 nos. of rain water harvesting tanks of capacity 190 m3 each Recharge pits and 4 nos. infiltration wells
Total Water Requirement	:	<ul style="list-style-type: none"> • Fresh Water: 1152 m3/day • Recycled Water: 1561 m3/day • Sewage generation Total Sewage: 1643 m3/day (For Rehabilitation: 1367 m3/day and For Sale: 276 m3/day) • STP technology: SAFF • Capacity of STP: For Rehabilitation : 1400m3 • For Sale Building: 300 m3
Solid waste management	:	<ul style="list-style-type: none"> • Dry quantity :- 2779 kg/day • Wet quantity :- 4090 kg/day • E-Waste & Hazardous waste: 241 kg/Annum • STP Sludge (Dry sludge): 250 Kg/day <p>Mode of Disposal:</p> <ul style="list-style-type: none"> • Wet garbage will be treated in an Organic Waste Converter (OWC) • Dry garbage shall be handed over to the authorized recycler. • E-Waste will be handed over to the authorized recycler. • Waste oil which is generated due to usage of DG sets shall be stored and subsequently given to the authorized hazardous waste management agencies recognized by SPCB. • Dried sludge from STP will be used as manure.
Green Belt Development	:	R. G. Area: 4164.17 Sq. mt. Inside the plot: - 234 Nos.
Traffic Management	:	parking spaces : 1432 nos.
Energy	:	<p>DG sets • 1No. of D.G. Set of capacity 1000 kVA for rehabilitation building.</p> <p>• Total 5 nos. D.G. Sets of capacity 2500 KVA each for sale building.</p> <p>Energy requirement Maximum Demand : Rehabilitation: 3830 KW and Sale: 9233 KW</p> <p>Energy conservation</p> <ul style="list-style-type: none"> • Building automation system to monitor and control HVAC and electrical equipment. • Low IKW / TR Centrifugal chillers for HVAC. • Variable speed pumping system for chilled water secondary pumping for HVAC. • Highly efficient motors. • Capacitor banks to improve power factor. • Compact fluorescent lamps. • Use of thermal insulation for roofs to reduce air conditioning loads and thereby conserves energy. • Use of low SGSH glazing to reduce air conditioning loads and thereby conserves energy. • Use of Solar water heater for all sale residential apartments



Environmental Management plan	thereby conserves energy.
	<ul style="list-style-type: none"> • Use of exhaust air heat recovery wheel. • Use of solar CFL fixtures for office apartment. • 28% energy shall be saved per year by using all energy saving methods.
	Construction phase: Rs. 11.66 lakhs
	• Operation Phase: Rs. 1671.01 lakhs
	Operational & Maintenance Cost: Rs. 1063.78 lakhs/annum

3. Modifications in Environmental Clearance are subject to the condition that STP for the occupied rehabilitation component and development of green plot should be definitely completed before 30th June 2012. Terms and conditions stipulated in even number environment clearance letter dated 23rd March, 2009 remains the same.


 (Valsa K 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 Kerala.
2. Shri. Dr. S. Devotta, Chairman, SEAC, T2/302 Sky City, Vanagaram - Ambattur Road, Chennai - 600 095
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, Brihan Mumbai Municipal Corporation, Mumbai.
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).

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

SEAC-2013/CR-135 (I)/C-1
Environment department
Room No. 217, 2nd floor,
Mantralaya Annexe,
Mumbai- 400 032.
Dated: 28 January, 2016..

To,
M/s. Skylark Height
At- TPS Mahim Division,
Dr. Annie Besant Road, Worli,
Mumbai

Subject: Environment clearance for mixed use (Hotel & residential) project at CTS No. 286 (pt) 912, 911 of lower Parel division, FP No. 1076 and 1078 of TPS Mahim Division, Dr. Annie Besant Road, Worli, Mumbai by M/s. Skylark Height.

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 29th 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 77th & 92nd meetings.

2. It is noted that the proposal is considered by SEAC-II under screening category 8(b) B1 as per EIA Notification 2006.

Brief Information of the project submitted by you is as-

Name of the Project	Skylark Height
Name of the Proponent	Mr. Dinesh Naik
Consultant	M/s. Enviro Analysts & Engineers Pvt. Ltd.
Type of Project:	SRA scheme with Residential and Hotel building
Location of the project	Plot bearing F.P. No.1076, 1077, 1078 of TPS-IV of Mahim division, C.S. No. 286(pt)& 912 of Lower Parel division and clubbed schemes of Gomata Nagar CHS Ltd. On plot bearing C.S. No.438 & 1/268 of Lower Parel division & Nehru Nagar CHS Ltd. On part C.S. No.268(pt), 286(pt), 437(pt) of Lower Parel division and with amalgamation of proposed S.R. Scheme of Balkrishna Gawade CHS Ltd. Situated on plot of C.S. No.912 & C.S. No.286 (pt) and proposed S.R. Scheme of Mumbadevi Prabhadevi CHS (prop.) Situated on plot of No. 911(pt.) & C.S. No.2a/911 of Lower Parel division.
Whether in Corporation/ municipal/other area	MCGM
Applicability of the DCR	DCR of 1991 & Modified DC Regulation 1991

Note on the initiated work (if applicable)	Out of 14 Rehab buildings, Occupancy Certificate is issued to 6 buildings.
LOI/NOC from MHADA / other approvals (If Applicable)	
Total plot area (Sq.m.) Deductions Net Plot Area	Total Plot Area : 83853.83 Deductions Road:27100 Sq.mt RG: 4000 Sq.mt Net Plot Area : 52753.83 Sq.mt
Permissible FSI (including TDR etc.)	357347.88 Sqmt
Proposed Built Up Area	Rehab = 193000.00 Sale = 450000.00 Total = 643000.00 Sqmt (Construction area)
Ground Coverage Area (percentage of plot not open to sky)	16514.67 sqmt
Number of Buildings & configuration(s)	Rehab – 25 buildings with G+30 floors. Flats – 4502, Shops – 141 Balwadi + Welfare centre + Society office = 127 Sale building – <u>Tower B</u> (Residential) = 3 basement+LG+UG+4 podiums to 89 floors. Total flats = 260 <u>Tower A</u> (Hotel+Residential) = 3 basement+LG+UG+ 4 podiums to 31 st floors of hotel with 250 rooms + 32 nd to 65 th residential floor with 56 flats + Roof top Helipad
Number of tenants and shops	Rehab – Flats – 4502, Shops – 141 Balwadi + Welfare centre + Society office = 127 Sale building – <u>Tower B</u> (Residential) Total flats = 260 <u>Tower A</u> (Hotel+Residential) with 250 hotel rooms & 56 flats
Number of expected residents/users	Rehab – 23173 No's Sale – 2580 No's
Tenant density per hector	643 Tenements / Hectare
Height of Building(s)	Tower B (Residential) = 260 m (AGL) Tower A (Hotel + Residential) = 365 (AGL)
Right of way	Existing 36.6 m wide Dr. Annie Besant Road, Worli
Turning radius	9m
Existing Development	Out of 14 Rehab buildings, Occupancy Certificate is issued to 6 buildings.
Details of the demolition with disposal (If applicable)	NA
Total Water Requirement	Domestic water Requirement :Rehab: 3093 m ³ /day; Sale:651 m ³ /day Recycled Water : Rehab:1060 m ³ /day; Sale 175 m ³ /day Total Water Requirement : Rehab : 3093 m ³ /day; Sale :651 m ³ /day
Rain Water Harvesting (RWH)	Rehab building –Recharge pits provided. Sale building - 2 tanks with 190 m ³ capacity along with recharge Pits

UGT tanks	Water storage will be done in the underground tanks
Storm water drainage	Remarks for the entire layout are obtained from MCGM. The storm water drain is made with the RCC wall. All the natural slopes are taken into consideration.
Sewage & Waste Water	<p>Sewage generation: Rehab : 2800 m³/day ; Sale : 595 m³/day STP Technology: MBR – Moving Bed Reactor Capacity of STP (Rehab buildings) : Rehab : 2800 m³/day ; Sale (Tower B) (Residential Building): 460 m³/day Tower A (Hotel + Residential Building): 580 m³/day Recycled water for flushing Rehab: 1017 m³/day Sale building: 145 m³/day Location of the STP-Basement Level STP capacity: Rehab: 2800 m³/day; Sale: Tower A is 580 KLD and Tower B is 460 KLD</p> <p>Budgetary allocation (capacity cost and O&M cost): For STP Capital cost : 3.18 Crores O & M Cost : 45 Lakhs / annum</p>
Solid Waste Management	<p>Operation Phase: Two Bin System for Wet and Dry waste. Solid waste from proposed project will be segregated in the Segregation room. <i>Bio-degradable waste management.</i> Segregated Bio-degradable waste will be treated in Organic Waste Converter (OWC) OWC output to be handled by trained staff.</p> <p><i>Non-biodegradable waste management</i> Segregated inorganic waste will be handed over to local Recyclers/vendors.</p> <p>Rehab building Total Solid waste = 11438 Kg/day Biodegradable = 6822 Kg/day Non-biodegradable = 4616 Kg/day</p> <p>Sale building Total Solid waste = 1140 Kg /Day Biodegradable = 647 Kg/day Non-biodegradable = 494 Kg/Day</p>
Green Belt Development	<p>RG. area admeasuring 8000 sqmtr For Landscaping : Capital Cost: Rs. 50 Lakh O & M Cost:Rs.5 Lakhs/ annum</p>
Energy	<p>Natural daylight access for more than 90% of habitable floor area reducing artificial lighting consumption. High performance single glazed unit with low SHGC entailing reduced heat gain through glazed surfaces Energy efficient lighting fixtures such as T5, LEDs, CFLs with</p>

	<p>electronic ballast Energy equipment such as pumps, motors etc. with 80-90% efficiency All lifts, Ventilation fans shall run on VFT drives which results in energy saving by adjusting speed of the motor & delivering only required amount of power.</p> <p>Total Energy Consumption for Sale building – 12024 KW/day Total Energy Consumption for Rehab building – 4250 KW/day.</p>																												
Environmental Management plan (Budgetary Allocation)	<p>Construction phase (with Break – up) – Capital cost O & M cost (please ensure manpower and other details)</p> <p>Operation Phase (with Break-up)- Capital cost O & M cost (please ensure manpower and other details)</p> <table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Particulars</th> <th>Setting-up Cost (in Lakhs)</th> <th>Annual O & M Cost (in Lakhs)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>RWH</td> <td>12</td> <td>0.2</td> </tr> <tr> <td>2.</td> <td>MSW</td> <td>44</td> <td>4</td> </tr> <tr> <td>3.</td> <td>STP</td> <td>318</td> <td>45</td> </tr> <tr> <td>4.</td> <td>Energy Efficient</td> <td>45</td> <td>0.2</td> </tr> <tr> <td>5.</td> <td>Landscaping</td> <td>50</td> <td>2</td> </tr> <tr> <td></td> <td>Total Cost</td> <td>519</td> <td>51.4</td> </tr> </tbody> </table> <p>Quantum and generation of Corpus fund and commitment Responsibility for further O & M</p> <p>After occupancy, Co-Op societies will be formed. The societies will form a federation. The Operation and Maintenance of Environmental management facilities (EMF) shall be taken care by the developers for first three years. Afterwards, EMF shall be handed over to society/ federation. Funds for recurring cost on EMP shall be generated from the tenants of the society by specifically mentioning in the sale agreement</p>	Sr. No.	Particulars	Setting-up Cost (in Lakhs)	Annual O & M Cost (in Lakhs)	1.	RWH	12	0.2	2.	MSW	44	4	3.	STP	318	45	4.	Energy Efficient	45	0.2	5.	Landscaping	50	2		Total Cost	519	51.4
Sr. No.	Particulars	Setting-up Cost (in Lakhs)	Annual O & M Cost (in Lakhs)																										
1.	RWH	12	0.2																										
2.	MSW	44	4																										
3.	STP	318	45																										
4.	Energy Efficient	45	0.2																										
5.	Landscaping	50	2																										
	Total Cost	519	51.4																										
Traffic Management	<p>E.E.T.C remarks obtained for the existing layout.</p> <p>Parking for Existing and Proposed Development(Sale Building) : 1726 No's Rehab : 500 No's</p>																												
CRZ/RRZ Clearance obtain, if any	NA																												
Distance from Protected Area/Critically Polluted area/Eco-sensitive areas	NA																												

/inter-State boundaries			
	Status of the Approval	Name of the competent Authority	Date of issued letter
CFO NOC for the above said building structure(s)	Approved	Chief Fire officer	17 th April 2010
HRC NOC for the above said building structure(s) (if applicable)	Approved	HRC committee – MCGM	8 th July 2010
NOC for the above said building structure(s) from the aviation authority (if applicable)	Approved	Airport Authority of India	25 th August 2011
Consent for the water for the above said detail(s)	Will be initiated	MCGM	
Consent for the drainage for the above said detail(s)	Will be initiated	MCGM	
Consent for the electric supply for the proposed demand	Electric Substation will be provided	BEST	
Pre-certification for Green Building from Indian Green Building Council and other recognized institutes (if applicable)	Registered and approved for Pre Certification is expected anytime	USGBC – Gold & Platinum	
Court Order (if applicable)	NA	NA	NA
Other approvals (If any) Mangroves presence NOC from collectors office Mumbai and revenue & forest dept. Mumbai	NA	NA	NA

Following changes in the proposed expansion with reference to earlier EC accorded to the project:

Sr.No.	Details	EC Received as on 6 th March 2012 (No.SEIAA-2011/4868/CR-107/2011)	Proposed Amendment for EC	Remarks
1.	Plot Area (sq.mt.)	38,857.00	83,853.83	Due to amalgamation of new plots
2.	Built-up area as per FSI (sq.mt.)	141,518.10	FSI for Rehab = 154301.73 FSI for Sale building = 203046.14 (including Fungible) Total = 357,347.88	

3.	Non FSI area (sq.mt.)	123,252.23	Rehab = 38698.27 Sale building = 246953.85 Total = 285,652.12	
4.	Total Construction built-up area (sq.mt.)	264,770.33	Rehab = 193000 Sale = 450000 Total = 643,000.00	
5.	Ground coverage area (sq.mt.)	9,772.34	16,514.67	

Sr.No.	Details	EC Received as on 6 th March 2012 (No.SEIAA-2011/4868/CR-107/2011)	Proposed Amendment for EC	Remarks
6.	Building details	Rehabilitation: 14 buildings with G+10-22 floors Flats = 2228 Nos. Shops=140 Nos. Balwadi + Welfare Centre + Society Office = 67 Nos.	Rehabilitation: 25 buildings with G + 30 floors Flats = 4502 Nos. Shops=141 Nos. Balwadi + Welfare Centre + Society Office =127 Nos.	11 buildings added.
		Sale: 2 Towers i. e Tower A & Tower B Tower A: 3 basement + LG +UG+ 4 podiums + 1 to 57 th floor. Flats = 30 Nos. Tower B: 3 basement + LG + UG + .4 podiums + 1 to 11 floor	Sale: 2 Towers ie Tower A & Tower B Tower A : 3 Basement + LG + UG + 4 podium to 89 Floors (Residential). Flats = 260 Nos. (Note - This tower is now named as Tower B) Tower B: 3 Basement + LG + UG. + 4 podium to 31 Floor (Hotel) + Floor 32 to Floor 65 (Residential) + Helipad. Hotel rooms = 250 Nos Residential flats = 56 Nos (Note - This tower is now named as Tower A)	
7.	Green cover area (sq.mt.)	4,164.18	8,007.58	R.G
8.	Total Water requirement	2,713.00	Rehab = 3093 Sale buildings = 651	No. of flats increased in

	(m ³ /day)		Total = 3744	Rehab & Sale building
9.	Sewage generation (m ³ /day)	1,643.00 (Rehab = 1376 & Sale = 276)	Rehab = 2800 Sale buildings = 593 Total = 3393	No. of flats increased in Rehab & Sale building
10.	Solid waste (Kg/day)	6,869.00	Rehab = 11583 Sale = 1615 Total = 13198	

Sr.No.	Details	EC Received as on 6 th March 2012 (No. SEIAA-2011/4868/CR-107/2011)	Proposed Amendment for EC	Remarks
11.	Parking	1432	1726	Increase due to increase in residential flats
12.	DG set	Rehab - 1 no. 1000 KVA Sale - 5 x 2500 KVA	Rehab - 2 x 500 KVA Sale - 2 x 2500 KVA + 2 x 2000 KVA + 2 x 500 KVA	Reduced due to use of energy efficient lights
13.	Maximum demand (KW)	Rehab - 3830 Sale - 9233	Rehab - 4250 Sale - 12024	Increase due to increase in residential flats (Rehab & Sale building)

3. The proposal has been considered by SEIAA in its 77th & 92nd 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 environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with respect to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any. Judgments/orders issued by Hon'ble High Court, Hon'ble NGT, Hon'ble Supreme Court regarding DCR provisions, environmental issues applicable in this matter should be verified. PP should submit exactly the same plans appraised by concern SEAC and SEIAA. If any discrepancy found in the plans submitted or details provided in the above para may be reported to environment department. This environmental clearance issued with respect to the environmental consideration and it does not mean that State Level Impact Assessment Authority (SEIAA) approved the proposed land use.

- (ii) E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2011.
- (iii) Occupation certificate shall be issued to the project only after ensuring availability of drinking water and connectivity of the sewer line to the project site.
- (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) PP has to abide by the conditions stipulated by SEAC & SEIAA.
- (vi) 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.
- (vii) "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.
- (viii) 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 fire fighting equipments 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 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.
- (xxx) Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- (xxxi) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- (xxxii) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
- (xxxiii) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
- (xxxiv) Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.

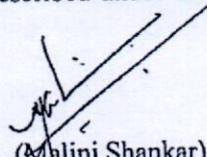
(xxxv) Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.

(xxxvi) Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.

General Conditions for Post- construction/operation phase-

- (i) Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.
- (ii) Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.
- (iii) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- (iv) A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
- (v) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
- (vi) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- (vii) Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.
- (viii) The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://ec.maharashtra.gov.in>.
- (ix) Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- (x) A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- (xi) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

- (xii) The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
- (xiii) The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. In case of submission of false document and non compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.
7. Validity of Environment Clearance: The environmental clearance accorded shall be valid for a period of 7 years as per MoEF&CC Notification dated 29th April, 2015.
8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.
9. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
10. Any appeal against this environmental clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-, Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


(Malini Shankar)
Member Secretary, SEIAA

Copy to:

1. Shri. R. C. Joshi, IAS (Retd.), Chairman, SEIAA, Flat No. 26, Belvedere, Bhulabhai desai road, Breach candy, Mumbai- 400026.

2. Shri. Johny Joseph, Chairman, IAS (Retd.). SEAC-II, office of the Lokayukta and New Up- Lokayukta, New Administrative Building, 1st floor, Madam Cama Road, Mumbai.
3. Additional Secretary, MOEF, 'MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
4. 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).
5. IA- Division, Monitoring Cell, MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
6. Managing Director, MSEDCL, MG Road, Fort, Mumbai
7. Collector, Mumbai.
8. Commissioner, Municipal Corporation Greater Mumbai (MCGM)
9. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
10. Regional Office, MPCB, Mumbai
11. Select file (TC-3)

(EC uploaded on 28/01/2016)

MAHARASHTRA POLLUTION CONTROL BOARD

Regional Office, Mumbai

Ph. :- (022)-25505928
 Fax Ph. :- (022)-25505926
 Visit us at :- <http://mpcb.gov.in>
 e-mail :- romumbai@mpcb.gov.in



Regional Office, Mumbai,
 Kalpataru Point, 1st Floor, Sion
 Circle, Sion (E), Mumbai - 400 022

No: MPCB/ROM/ ID - 2007240001
 To

Date: 24/07/2020

M/s. Skylark Buildcon Pvt. Ltd.,
 F. P. No. 1076, 1077, 1078 of TPS IV of Mahim Div,
 C. S. No. 286 (Pt), & 912 of Lower Parel Div.,
 Dr. A. B. Road, Worli, Mumbai - 400 025.

Sub: Interim Directions under the provisions of the Water (P & CP) Act, 1974, Air (P & CP) Act, 1981 and Hazardous & Other Waste (M & TM) Rules, 2016.

Ref: 1. Proposed Directions issued vide dtd 25.02.2020
 2. Personal Hearing extended through VC vide dtd., 04.07.2020

...

Proposed directions were issued by the board on dated 25.02.2020, there after Personal hearing was extended on 04.07.2020.

Considering the say submitted by you during the personal hearing following interim directions are issued for compliance:

1. Project Proponent shall apply online & obtain Revalidation of Consent to Establish from MPCB Board, PP shall submit an undertaking that they will not carryout construction activity till obtaining revalidation of consent to Establish.
2. Project Proponent shall immediately apply online for obtaining consent to Operate from MPC Board for part completed rehab buildings.
3. Project Proponent shall ensure to recycle and reuse 60% of treated sewage for secondary purposes as per consent condition.
4. Project Proponent shall ensure to make availability of parking facility for rehab building as per condition of Environmental Clearance accorded to your project.

In case of your failure to comply with the above directions within 15 days, Board will proceed against you as per provision of Water (P & C P) Act, 1974 and Air (P & C P) Act, 1981 & Hazardous & Other Waste (M & TM) Rules, 2016 which may please be noted.


 (Dr. A. N. Harshvardhan)
 Regional Officer, Mumbai

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:2:

Copy submitted to:-

Asst. Secretary (Tech.), MPC Board, Sion, Mumbai – for information.

Copy to:

- 1) Sub Regional Officer, MPC Board, Mumbai -I
- He is directed to serve copies of direction to industry & keep necessary follow up.
- 2) Master File.

M/s. Skylark Buildcon Pvt. Ltd.,
F. P. No. 1076, 1077, 1078 of TPS IV of Mahim Div,
C. S. No. 286 (Pt), & 912 of Lower Parel Div.,
Dr. A. B. Road, Worli, Mumbai – 400 025.

Skylark

Buildcon Pvt. Ltd.

CIN : U45202MH2010PTC206561

Ref No. : SLBPL/MPCB/6140/20-21

Date:- 10/01/2021

To,
The Regional Officer, Mumbai
Maharashtra Pollution Control Board,
Regional Office, Mumbai,
Kalpataru Point, 1st floor Sion,
Mumbai - 400 022.

Sub:- Interim Directions under the provisions of the Water (P & CP) act 1974, Air (P & CP) act 1981, and hazardous & other waste (m & TM) rules 2016. For Slum Redevelopment Scheme known as Sai Sundar Nagar, at F.P.No. 1076,1077,1078of TPS IV Mahim Div. & C.S. no. 286(P),& 912 of Lower Parel Div., Dr. A. B. Road, Worli, Mumbai- 400 025.

Ref : - Your letter Ref No. MPCB/ROM/ID-2007240001, dated 24/07/2020.

Dear Sir,

We are in receipt of Interim Directions for compliance for our SRA project. In this respect we have to submit as under:

Due to this Covid-19 Pandemic, our office was non operational hence the reply to the same delayed.

1) We have already started the procedure for on line application for obtaining Revalidation of Consent to Establish from MPCB, but the system is not accepting the same without Fees payment. Since our office was non operational we have not started any construction.

2) For Consent To Operate also we have started the procedure for on line application and obtaining the same but system is not accepting without Fees payment.

Your good selves are very well aware about the entire Real estate industry facing the Economic problem and we are also part of it, we request your good self to allow us some extension of time for the Consents. we assure you the same will be done at the earliest.

3) We are recycling and re-using the treated water for secondary purpose. We have completed the adequate capacity STP for completed buildings and should be operative shortly. In the mean time we have Temporary STP in operation and we are operating & using the recycled water for secondary purpose.

4) Regarding parking facility, The already completed buildings are approved and constructed as per Old DCR where there was no provision of parking for such size of tenements.

In the revised EC the parking for such size tenement is proposed as per New DCPR , and we are bound to provide the proposed parking and we are planned the same in our further

Sahana
Group of Companies

Sagar Avenue, 402, 54-B, Junction of S.V. Road & Lallubhai Park Road, Andheri (W), Mumbai
Toll free no : +91 22 6675 3911/6684 2500, Fax.: 022 6704 9796 / 6675 3914,
Email : enquiry@sahanagroup.com, Website : www.sahanagroup.com

12/01/2021
महाराष्ट्र प्रदूषण नियंत्रण मंडळ,
प्रदेशीय कार्यालय, मुंबई
कम्पलेंट पोईंट, १ ल. मजला, सायन सर्कल,
सिने प्लॉनेट सिनेमा समोर, शीव (पुर्व),
मुंबई-४०० ०२२.

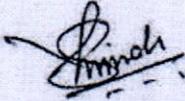
etc

proposed scheme in the same SRA project. We assure you that as per EC condition we will provide the same before we complete the entire scheme.

Hope you will understand the current situation and allow us some period for obtaining Consents.

Thanking You.

etc
\$
Regards,
For, SKYLARK BUILDCON PVT. LTD.



for, (Authorized Signatory)



Sagar Avenue, 402, 54-B, Junction of S.V. Road & Lallubhai Park Road, Andheri (W), Mumbai - 400 058. India.
Toll free no : +91 22 6675 3911/6684 2500, Fax.: 022 6704 9796 / 6675 3914,
Email : enquiry@sahanagroup.com, Website : www.sahanagroup.com