

BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL,
WESTERN ZONE BENCH, PUNE
APPEAL NO. 23 / 2023

Protection of Environment and Public Service Committee ... Appellant

v.

Union of India & Ors. ... Respondents

REPLY AFFIDAVIT BY RESPONDENT NO. 3,
STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

Sr. No.	Annexure	Particulars	Page Nos.
1.		Reply by Respondent No.3 SEIAA	
2	1	Copy of SEIAA reply in OA No. 107/2022.	
3.	2	Copy of 154 th MoM of SEAC dated 04 th & 05 th October, 2021.	
4.	3	Copy of the application made by PP for amendment of ToR.	
5.	4	Copy of 160 th MoM of SEAC dated 09 th and 10 th December, 2021.	
6.	5	Copy of 238 th MoM of SEIAA dated 21 st February, 2022.	
7.	6	Copy of the application made by PP for prior EC to SEIAA as per the ToR granted by SEIAA on 6 th April, 2022.	

8.	7	Copy of 178 th MoM of SEAC dated 29 th , 30 th June & 1 st July, 2022.	
9.	8	Copy of 247 th MoM of SEIAA dated 29 th July, 2022.	
10.	9	Copy of the application along with the 249 th MoM of SEIAA dated 26 th August, 2022.	
11.	10	Copy of 252 nd MoM of SEIAA dated 21 st October, 2022.	
12.	11	Copy of the Environment Department Circular dated 21.04.2025.	
13.	12	Copy of 257 th MoM of SEIAA dated 10 th March, 2023.	

Pune

Date : 26-08-2025



Adv. Aniruddha S Kulkarni

Standing Counsel

Environment and Climate Change Department

Government of Maharashtra

1843



**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL,
WESTERN ZONE BENCH, PUNE**

APPEAL NO. 23 / 2023

Protection of Environment and Public Service Committee... Applicant

v/s.

Union of India & Ors.

... Respondents

**REPLY AFFIDAVIT BY RESPONDENT NO. 3,
STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT
AUTHORITY**

I, Dattatray Suryakant Bhalerao, working as Scientist I & Deputy Secretary, Environment and Climate Change Department, Government of Maharashtra do hereby state on solemn affirmation as under –

I am well conversant with the facts of the present case and I am competent to swear this Affidavit based upon the records available with this office.



1. It is submitted that at the very outset this respondent denies each averment made in the present appeal which is contrary to and inconsistent with the averments made and the facts stated in the present reply. It is submitted that nothing stated in the appeal may deemed to have been admitted by this respondent unless and until the same has been admitted by the respondent.
2. The present case challenges the Environment Clearance (EC) dated 12-04-2023 accorded to Respondent No. 11 M/s. EVERSMILE PROPERTIES PRIVATE LIMITED, having their residential & commercial project of "Srishti Namaah" situated at Sector-IIA, Old Survey Nos. 233 (P), 235(P), 256 (P), and, New Survey Nos. 66 (P), 68 (P), 69 (P) at Village Penkarpada, District Thane, within the jurisdiction of Mira-Bhayandar Municipal Corporation (MBMC).
3. There is an OA No. 107/2022 filed by one Mr.Ibra Mashnaji Konapure regarding the same project, wherein SEIAA has filed a detailed reply which is annexed herewith as **ANNEXURE-1**.
4. SEAC considered the proposal of the PP in their meeting held between 4th & 5th October, 2021 and observed that earlier ToR was issued by MoEF&CC. SEAC noted that ToR granted by



AS

MoEF&CC was for 10 residential buildings and 2 towers of multi-level car parking whereas PP has submitted EIA Report for 12 residential buildings. Observing this anomaly, SEAC directed PP to obtain amendment in the earlier ToR for revised building configuration and submit revised EIA Report and accordingly deferred the proposal. Copy of 154th MoM of SEAC dated 04th & 05th October, 2021 is annexed as **ANNEXURE-2**.

5. PP made an application for amendment in ToR. Copy of the same is attached as **ANNEXURE-3**.
6. SEAC considered the proposal in their meeting held between 9th to 10th December, 2021. SEAC considered the application for amendment in ToR and asked the PP to submit compliance on various points and deferred the proposal. Copy of 160th MoM of SEAC dated 09th and 10th December, 2021 is annexed as **ANNEXURE-4**.
7. SEIAA considered the proposal in their meeting held on 21st February, 2022. It considered the compliance of the points raised by the SEAC submitted by the PP and granted amendment in ToR. Copy of 238th MoM of SEIAA dated 21st February, 2022 is annexed as **ANNEXURE-5**.

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8. The PP made application for prior EC to SEIAA as per the ToR granted by SEIAA on 6th April, 2022. Copy of same is annexed as **ANNEXURE-6**.
9. SEAC considered the proposal of the PP in their meeting held between on 29th, 30th June & 1st July, 2022. SEAC asked the PP to comply on various points and subject to compliance recommended the project for grant of prior EC to SEIAA. Copy of 178th MoM of SEAC dated 29th, 30th June & 1st July, 2022 is annexed as **ANNEXURE-7**.
10. SEIAA considered the proposal in their meeting held on 29th July, 2022. However, as the PP was absent SEIAA decided to defer the proposal. Copy of 247th MoM of SEIAA dated 29th July, 2022 is annexed as **ANNEXURE-8**.
11. Thereafter, upon request made by the PP, SEIAA considered the proposal in their meeting held on 26th Augst, 2022. SEIAA observed that PP has not submitted approved plan from Mira-Bhayandar Municipal Corporation and therefore, decided to defer the proposal. Copy of the application along with the 249th MoM of SEIAA dated 26th August, 2022 are annexed as **ANNEXURE-9**.



A handwritten signature in blue ink, appearing to be "A. S.", located to the right of the notary seal.

12. Thereafter, on 6th September, 2022 PP submitted the approved plan granted by MBMC to SEIAA. SEIAA considered the proposal in their meeting held on 21st October, 2022. However, PP remained absent and therefore SEIAA decided to defer the proposal. Copy of 252nd MoM of SEIAA dated 21st October, 2022 is annexed as **ANNEXURE-10**.

13. Proposal of the PP was considered by SEIAA in the 257th Meeting held on 10th March, 2023. SEIAA asked PP to submit undertaking regarding that no construction has been carried out on portion of land falling in CRZ-II. PP submitted the same vide email dated 13-03-2023. PP even submitted about pendency of the OA No. 107/2022 to SEIAA.

14. SEIAA observed from the google satellite image that the construction was initiated by PP on site. SEIAA asked clarification on the same. PP submitted that the construction work commenced upto 16,733 m² at site as per commencement certificate by Mira Bhayander Municipal Corporation and as per Environment Department Circular dated 21-04-2015. The said circular has been issued by the Environment Department based on the directions issued by the Hon'ble Bombay High Court in the



case of WP No. 655/2014, Glomore Construction v. Union of India. Copy of the Environment Department circular dated 21-04-2025 is marked and annexed as **ANNEXURE-11**.

15. SEIAA asked PP to submit Joint Statement under the signature of PP's registered architect & environment consultant to that effect. Accordingly, PP submitted the same dated 10-03-2023.

16. Further, SEIAA observed that PP has obtained Chief Fire Officer NOC. PP submitted compliance of SEAC conditions dated 25-02-2023. SEIAA after deliberation decided to grant EC to the PP for FSI – 1,85,303.99m², Non FSI – 1,38,352.19 m² and total BUA – 3,23,656.18 m².

Copy of 257th MoM of SEIAA dated 10th March, 2023 is annexed as **ANNEXURE-12**.

17. The Appellant in the present appeal is alleging non-compliance of the impugned EC conditions. The said issue cannot be raised in the present appeal. If at all, in future, there are any non-compliances of the impugned EC conditions, for the same a separate original application will have to be filed by the Appellant in future.



18. SEIAA while grant of the impugned EC, has followed the procedure as given under the EIA Notification, 2006 and as per the circulars, notifications, guidelines, office memorandums, issued by the MoEF&CC from time to time. SEIAA grants EC as per the information submitted by a PP in the Form I, Form IA and other information. There are no procedural irregularities in the grant of the impugned EC. Hence, it is kindly prayed that the appeal may be rejected.

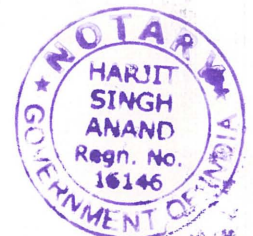
19. In light of the above averments, this respondent craves leave to file any additional reply as and when required. It is respectfully prayed that Environment Department shall abide by any orders and directions issued by the Hon'ble Tribunal.

Whatever is stated above is true and correct to the best of my knowledge, ability and belief and I affirm it to be true.

Mumbai

Date

Dattatray Suryakant Bhalerao
Scientist-I & Deputy Secretary,
Environment & CC Department,
Government of Maharashtra



VERIFICATION

I, Dattatray Surayakant Bhalerao, Scientist I & Deputy Secretary, Environment and Climate Change Department, Government of Maharashtra, having my office address at room no. 217, 2nd floor, Mantralaya, Mumbai – 400 032 do hereby verify and declare that the statements made in the aforesaid paras are true and correct to the best of my knowledge and information and I believe the same to be true and that no material is has been concealed therefrom.

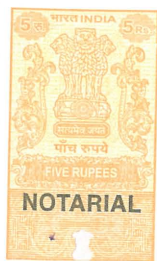
Solemnly affirmed on this _____ day of _____, 2025 at Mumbai.

Dattatray Suryakant Bhalerao
Scientist-I & Deputy Secretary,
Environment & CC Department,
Government of Maharashtra

BEFORE ME

HARJIT SINGH ANAND
ADVOCATE & NOTARY
GOVT. OF INDIA

Sr. No. 7377 Page No. 73
Dated 26 AUG 2025



1851

1

ANNEXURE-1



BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL,
WESTERN ZONE BENCH, PUNE
ORIGINAL APPLICATION NO. 107/2022

Irba Mashnaji Konapure

... Applicant

v.

Union of India & Ors.

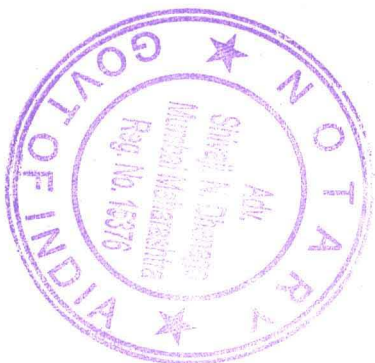
... Respondents

REPLY AFFIDAVIT BY RESPONDENT NO. 3,
STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

I, Dattatray Suryakant Bhalerao, working as Scientist II & Under Secretary,
Environment and Climate Change Department, Government of Maharashtra do
hereby state on solemn affirmation as under –

I am well conversant with the facts of the present case and I am competent to
swear this Affidavit based upon the records available with this office.

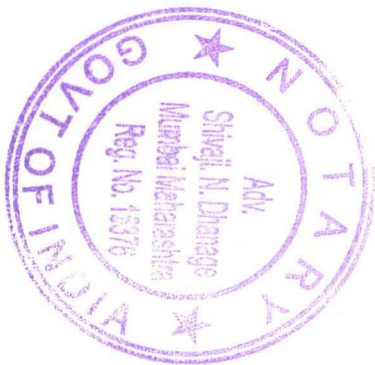
1. It is submitted that at the very outset this respondent denies each
averment made in the present application which is contrary to and
inconsistent with the averments made and the facts stated in the present



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reply. It is submitted that nothing stated in the application may deemed to have been admitted by this respondent unless and until the same has been admitted by the respondent.

2. The present case alleges that, Respondent No. 11 M/s. EVERSMILE PROPERTIES PRIVATE LIMITED, having their residential & commercial project of “Srishti Namaah” situated at Sector-IIA, Old Survey Nos. 233 (P), 235(P), 256 (P), and, New Survey Nos. 66 (P), 68 (P), 69 (P) at Village Penkarpada, District Thane, within the jurisdiction of Mira-Bhayandar Municipal Corporation (MBMC), has not taken prior EC, CRZ Clearance and that there are other environmental violations.
3. SEAC asked PP to submit compliance of the following points –
 - 1) PP to submit IOD / IOA / Concession Document / Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the circular dated 30-01-2014 issued by Environment Department, Government of Maharashtra.
 - 2) PP to submit revised CRZ NOC from MCZMA as per latest revised planning of the project.



Shivaji N. Dhorage

- 3) PP to submit details of energy calculation with terrace floor plan in accordance with shadow analysis & ensure that the energy savings from renewable sources shall be minimum 5% and overall energy saving of the project is minimum 20%.
- 4) PP to reduce discharge of treated water upto 35%. PP to submit undertaking from concerned authority / agency / third party regarding use of excess treated water.
- 5) PP to revise biodiversity chapter in EIA including details of trees to be cut & compensatory plantation details.
- 6) PP to provide adequate mechanical ventilation in the STP – 2 & include cost of it in EMP.
- 7) PP to provide two row plantations all along the project boundary to mitigate noise and air pollution due to vehicular movements on roads.
- 8) Planning authority to ensure that water supply, sewer and storm water networks are made available in the vicinity of the project before issuing occupation certificate to the project.



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4. Subject to compliance of the above points by PP, the proposal was recommended by SEAC in their 178th Meeting to SEIAA for grant of EC.
5. Proposal of the PP was considered by SEIAA in the 257th Meeting held on 10th March, 2023. SEIAA asked PP to submit undertaking regarding the no construction has been carried out on portion of land falling in CRZ-II. PP submitted the same vide email dated 13-03-2023. PP even submitted about pendency of the present case to SEIAA.
6. SEIAA observed from the google satellite image that the construction initiated by PP on site. SEIAA asked clarification on the same. PP submitted that the construction work commenced upto 16,733 m² at site as per commencement certificate by Mira Bhayander Municipal Corporation and as per Environment Department Circular dated 21-04-2015. SEIAA asked PP to submit Joint Statement under the signature of PP's registered architect & environment consultant to that effect. Accordingly, PP submitted the same dated 10-03-2023.
7. Further, SEIAA observed that PP has obtained Chief Fire Officer NOC. PP submitted compliance of SEAC conditions dated 25-02-2023. SEIAA



after deliberation decided to grant EC to the PP for FSI – 1,85,303.99m²,
Non FSI – 1,38,352.19 m² and total BUA – 3,23,656.18 m².

Copy of 257th MoM dated 10th March, 2023 is annexed as **Annexure 1**.

Copy of EC dated 12-04-2023 is annexed as **Annexure 2**.

8. In light of the above averments, this respondent craves leave to file any additional reply as and when required. It is respectfully prayed that Environment Department shall abide by any orders and directions issued by the Hon'ble Tribunal.

Whatever is stated above is true and correct to the best of my knowledge, ability and belief and I affirm it to be true.

Mumbai

Date 02/05/2023



Deponent

Dattatray Suryakant Bhalerao

Scientist II & Under Secretary,

Environment and Climate Change Department,

Government of Maharashtra



VERIFICATION

I, Dattatray Surayakant Bhalerao, Scientist II & Under Secretary, Environment and Climate Change Department, Government of Maharashtra, having my office address at room no. 217, 2nd floor, Mantralaya, Mumbai – 400 032 do hereby verify and declare that the statements made in the aforesaid paras are true and correct to the best of my knowledge and information and I believe the same to be true and that no material is has been concealed therefrom.

Solemnly affirmed on this 02nd day of May, 2023 at Mumbai.



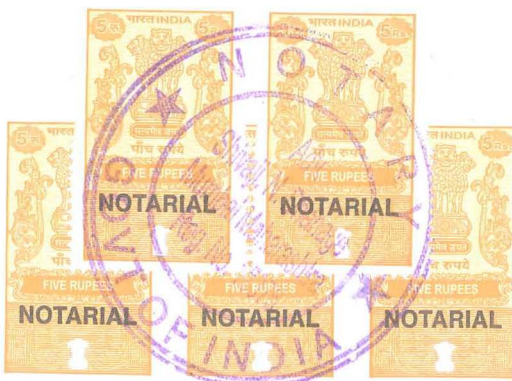

Deponent

Dattatray Suryakant Bhalerao

Scientist II & Under Secretary,

Environment and Climate Change Department,

Government of Maharashtra



BEFORE ME



Adv. Shivaji. N. Dhanage
Notary Govt Of India

Regd. No. 15378 MUMBAI (MS)
404-405, 4th Floor, Davar House,
197/199, Near Central Camera Bldg.
D.N. Road Fort, Mumbai - 400001.

NOTED & REGISTERED

PageNo... 87 ... Sr.No. 859

Dated... 02 MAY 2023

02 MAY 2023

Minutes of 257th Day - 4 (Part B) meeting of SEIAA held on 10th March, 2023

Item no. 28

Proposal No.:- SIA/MH/MIS/238569/2021

Type of Project: EC

Subject- Environmental Clearance for proposed residential development at old Survey No. 233 (Pt.), 235 (Pt.), and 256 (Pt.), {new survey no. 66 (Pt.), 68 (Pt.), and 69 (Pt.)} at Village: Penkarpada, Mira road, Thane by Eversmile Properties Pvt Ltd.

Project Details-

PP submitted the application for environment clearance to their proposed Residential Development project having total plot area of 37,880.43 Sq. Mtrs, Total construction area of 3,23,656.18 Sq. Mtrs and FSI area of 1,85,303.99 Sq. Mtrs. PP proposes to construct 12 Nos. of Residential buildings with shops as mentioned at Sr. no-20 of the project details.

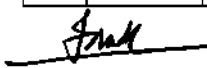
Representative of PP was present during the meeting along with environmental consultant Enviro Analysts & Engineers Pvt Ltd. The details of project are as mentioned below:


Sr No.	Description	Details	
1	Proposal Number	SIA/MH/MIS/238569/2021	
2	Name of Project	Proposed residential development at old Survey No. 233 (Pt.), 235(Pt.) and 256(Pt.) (new survey no. 66(Pt.), 68(Pt.) and 69(Pt.) at Village: Penkarpada, Mira road, Thane by M/s Eversmile Properties Pvt Ltd.	
3	Project category	8(b) B1	
4	Type of Institution	Private	
5	Project Proponent	Name	Mr. Parag Saraiya
		Regd. Office address	101, Kalpataru Synergy, Opp. Grand Hyatt, Santacruz (E), Mumbai 400 055.
		Contact number	022 30645000
		e-mail	eversmile@kalpataru.com
6	Consultant	Name: M/s. Enviro Analysts & Engineers Pvt. Ltd. NABET Accreditation No: NABET/EIA/2023/RA0206 Validity: 13.05.2023	
7	Applied for	New	
8	Location of the project	Old Survey No. 233 (Pt.), 235(Pt.) and 256(Pt.) (new survey no. 66(Pt.), 68(Pt.) and 69(Pt.) at Village: Penkarpada, Mira road, Thane.	
9	Latitude and Longitude	Latitude: 19°16'19.39"N Longitude: 72°52'10.49"E	
10	Plot Area (sq.m.)	37,880.43 sq. mt.	
11	Deductions (sq.m.)	0.00 sq. mt.	
12	Net Plot area (sq.m.)	37,880.43 sq. mt.	
13	Ground coverage (m ²) & %	22869.166 sq .mt. (60.371 %)	
14	FSI Area (sq.m.)	1,85,303.99 sq. mt.	


Member Secretary


Chairman

15	Non-FSI (sq.m.)	138352.19 sq. mt.				
16	Proposed built-up area (FSI + Non FSI) (sq.m.)	323656.18 sq. mt.				
17	TBUA (m ²) approved by Planning Authority till date	CC has been received dated -31//3/2022 from MBMC. Approved FSI area- 1,93,657. 72sq.m				
18	Earlier EC details with Total Construction area, if any.	NA. This is fresh project.				
19	Construction completed (FSI + Non FSI) (sq.m.)					
20	Previous EC / Existing Building	Proposed Configuration				Reason for Modification / Change
	Buildi ng Name	Configura tion	Heig ht (m)	Building Name	Configuration	Height (m)
		NA	NA	A	2B + Ground + 1 st Podium + 2 nd Podium+ 1st to 33th floor	108.60
				B	2B + Ground + 1 st Podium + 2 nd Podium+ 1st to 33th floor	108.60
				C	2B + Ground/Shopping + 1 st Podium/Shopping + 2 nd Podium + 1st to 33th floor	108.60
				D	3B + Ground/Shopping + 1 st Podium/Shopping + 2 nd Podium + 1st to 33th floor	108.60
				E	3B + Ground + 1 st Podium + 2 nd Podium + 1st to 31 st floor	102.70
				F	3B + Ground + 1 st Podium + 2 nd Podium + 1st to 31st floor	102.70
				G	2B + Ground + 1 st Podium + 2 nd	102.70
NA						


Member Secretary


Chairman

				Podium + 1st to 31st floor	
			H	2B + Ground + 1st Podium + 2nd Podium + 1st to 31st floor	102.70
			I	2B + Ground + 1st Podium + 2nd Podium + 1st to 2nd floor	16.00
			J	2B + Ground + 1st to 4th floor	14.95
			K	2B + Ground + 1st Podium + 2nd Podium + 1st to 3rd floor	18.95
			L	2B + Ground + 1st Podium + 2nd Podium + 1st to 33th floor	108.60
21	No. of Tenements & Shops	Flats-2521 Nos. Shops-21 nos			
22	Total Population	11602 Nos.			
23	Total Water Requirements CMD	Total Water Requirement:1705 Domestic: 1103 Flushing: 572 Landscape: 30			
24	Under Ground Tank (UGT) location	Below ground			
25	Source of water	MBMC			
26	STP Capacity & Technology	1624 KLD MBBR technology			
27	STP Location	Ground			
28	Sewage Generation CMD & % of sewage discharge in sewer line	Sewage Generation is 1455 CMD & 634 CMD (35% of sewage discharge in the sewer line.)			
29	Solid Waste Management during Construction Phase	Type	Quantity (Kg/d)	Treatment / disposal	
		Dry waste	20	Will be handed over to a recycler	
		Wet waste	30	Will be handed over to municipal	


Member Secretary


Chairman

					waste collector	
			Constructi on waste	Top Soil	6805 7 cum	To be preserved for landscapi ng.
				Demoliti on waste	Nil	NA
				Excavate d material	1375 50 cum	The excavated soil shall be reused for backfillin g to the extent possible. The excess shall be disposed off
				Cement Bags	9133 8	The empty bags shall be recycled and reused.
				Paint container (@20L)	2316 8 Cans	To be sold to recyclers
				Scrap metal generate d	706 Mt	The steel shall be sent for recycling
				Tiles	1997 87 Sq ft	The excess shall be disposed of through authorize d vendors.
30	Total	Solid	Waste	Type	Quantity (Kg/d)	Treatme


Member Secretary


Chairman

	Quantities with type during Operation Phase & Capacity of OWC to be installed			nt / disposal						
		Dry waste	3543 kg/day	Will be handed over to a recycler.						
		Wet waste	2362 kg/day	Will be treated on OWC. Manure obtained shall be used as manure for landscaping.						
		E-Waste	8535 kg/year	Will be collected and sent to MPCB authorized recyclers.						
		STP Sludge (dry)	73 kg/day	Sewage sludge is used as manure for gardening.						
31	R.G. Area in sq. m.	<p>RG required – 3788.04 sq.m. RG provided on Mother earth- 1.5 strip proposed RG provided on Podium - 3788.04 sq.m. Total – 3788.04 sq.m.</p> <p>Existing trees on the plot: 197nos</p> <p>Number of trees to be planted: 1298 nos. a) In RG area: 625 nos. b) In Miyawaki Plantation; 1000 nos.</p> <p>Number of trees to be cut: 167 nos.</p> <p>Number of trees to be transplanted: 30 nos.</p>								
32	Power requirement	<p>During Operation Phase:</p> <table border="1" style="width: 100%;"> <thead> <tr> <th colspan="2">Details</th> </tr> </thead> <tbody> <tr> <td>Connected load (kW)</td> <td style="text-align: center;">37788</td> </tr> <tr> <td>Demand load (kW)</td> <td style="text-align: center;">10674</td> </tr> </tbody> </table>			Details		Connected load (kW)	37788	Demand load (kW)	10674
Details										
Connected load (kW)	37788									
Demand load (kW)	10674									
33	Energy Efficiency	a) Total Energy saving (%): 20%								


Member Secretary


Chairman

		b) Solar energy (%): 5%
34	D.G. set capacity	3 x 910 KVA
35	No. of 4-W & 2-W Parking with 25% EV	4W – 2917 No's 2W – 3036 No's 25% EV Charging Points provided
36	No. & capacity of Rain water harvesting tanks /Pits	11 Recharge Pits
37	Project Cost in (Cr.)	Rs 1084.26crores
38	EMP Cost	Capital Cost: Rs. 366.25 lakhs O & M Cost: Rs. 47.34 lakhs/annum
39	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	OM dated 30.9.2020 U/n F.No- 22-65/2017.IA.III supersedes earlier OM under even number dated 1st May, 2018 regarding guidelines in respect to CER
40	Details of Court Cases/litigations w.r.t the project and project location, if any.	Nil

SEAC Deliberation –

PP informed that the project comes in the jurisdiction of Mira Bhayandar Municipal Corporation (MBMC). PP also informed that the project site is accessible by 30.0 Mtr wide existing DP road. PP further informed that the project is proposed for IGBC Green homes certification.

PP submitted that the project has received Terms of Reference (ToR) vide letter No-SIA/MH/MIS/238569/2021, dated: 23.03.2022 for total plot area of 37,880.34 Sq. Mtrs, Total construction area of 3,85,708.276 Sq. Mtrs. and FSI area of 2,44,659.300 Sq. Mtrs. Accordingly, PP has submitted EIA report on Parivesh portal for appraisal. However, Committee noted that the proposed total construction area of the project is 3,23,656.18 Sq. Mtrs which is well within the total construction area of 3,85,708.276 Sq. Mtrs. approved in ToR dated: 23.03.2022.

The project proposal was discussed on the basis of presentation made and documents submitted by the proponent along with environmental consultant Enviro Analysts & Engineers Pvt Ltd. All issues related to environment, including air, water, land, soil, ecology and biodiversity and social aspects were discussed. Committee noted that the project is under 8(b) B1 category of EIA Notification, 2006. Consolidated Statements, Form- 2/1A, presentation & plans submitted are taken on the record.

During discussion following points emerged:

1.PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.

2.PP to submit revised CRZ NOC from MCZMA as per latest revised planning of the project.

3.PP to submit details energy calculation with terrace floor plan in accordance with shadow analysis & ensure that the energy savings from renewable sources shall be minimum 5 % & over all energy saving of the project is minimum 20%.


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6. PP to provide adequate mechanical ventilation in the STP-2 & include cost of it in EMP.

7. PP to provide two row plantations all along the project boundary to mitigate noise and air pollution due to vehicular movements on roads.

8. Planning authority to ensure that water supply, sewer and storm water networks are made available in the vicinity of the project before issuing occupation certificate to the project.

Recommendations of SEAC-

In view of above discussion and subject to compliance of above points the proposal is recommended to SEIAA for grant of Environmental Clearance.

Deliberation in SEIAA-

Proposal is a new construction project. Proposal is recommended by SEAC-2 in its 178th meeting for grant of Environment Clearance for total plot area of 37,880.43 m², FSI area of 1,85,303.99 m², Non FSI area of 1,38,352.19 m² and total BUA of 3,23,656.18 m².

The proposal was deferred in 247th & 252nd meeting of SEIAA as PP was absent for the meeting.

SEIAA asked PP to submit undertaking regarding the no construction has been carried out on portion of land falls in CRZ-II area. PP submitted the same vide email dated 13.03.2023.

PP submitted that OA No. 107 /2022 filed before Hon. NGT pertain to the project. The matter listed on 29.11.2022, 23.01.2023 & 15.03.2023 and Hon. NGT has not passed any adverse orders in respect of said project.

SEIAA observed from the google satellite image that the construction initiated by PP on site. SEIAA asked clarification on the same. PP submitted that the construction work commenced and completed up to 16,733 m² at site as per commencement certificate by MBMC and as per Environment Dept. Circular dated 21.04.2015. SEIAA asked PP to submit Joint Statement under the signature of PP, Registered Architect & Environment Consultant to that effect. Accordingly, PP submitted the same dated 10.03.2023.

During the meeting, SEIAA observed that PP has obtained CFO NOC dated 29.12.2021 for height up to 107.25 for Building Wing-A to D, I, K & L , for height up to 101.35 m for Wing -E to H & for height up to 106.40 m for Wing -J. SEIAA decided to restrict building height as per CFO NOC.

SEIAA also asked PP to submit undertaking regarding the complying the SEAC conditions. PP submitted the same dated 25.02.2023.

SEIAA after deliberation decided to grant EC for - FSI area -1,85,303.99 m², Non FSI area - 1,38,352.19 m² and total BUA - 3,23,656.18 m². (Plan approval No. MBMC/TP/46/2021-22, dated- 31.03.2022) (Restricted as per appraisal)

SEIAA after deliberation decided to grant Environment Clearance subject to compliance of following conditions-

1. This EC is restricted for height up to 107.25 for Building Wing-A to D, I, K & L , for height up to 101.35 m for Wing -E to H & for height up to 106.40 m for Wing -J. SEIAA decided to restrict building height as per CFO NOC.
2. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.



Member Secretary



Chairman

1864

Minutes of 257th Day - 4 (Part B) meeting of SEIAA held on 10th March, 2023

4. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
5. SEIAA after deliberation decided to grant EC for – FSI area -1,85,303.99 m², Non FSI area - 1,38,352.19 m² and total BUA - 3,23,656.18 m². (Plan approval No. MBMC/TP/46/2021-22, dated- 31.03.2022) (Restricted as per appraisal)

SEIAA Decision-

SEIAA after deliberation decided to grant Environment Clearance.


Member Secretary


Chairman

ENVIRONMENTAL
CLEARANCE

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

To,

The Director
EVERSMILE PROPERTIES PVT LTD.
101, Kalpataru Synergy, Opp Grand Hyatt, Santacruz East -400055

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/MIS/238569/2021 dated 06 Apr 2022. The particulars of the environmental clearance granted to the project are as below.

- | | |
|--|--|
| 1. EC Identification No. | EC23B039MH162099 |
| 2. File No. | SIA/MH/MIS/238569/2021 |
| 3. Project Type | New |
| 4. Category | B1 |
| 5. Project/Activity including Schedule No. | 8(b) Townships and Area Development projects. |
| 6. Name of Project | PROPOSED RESIDENTIAL DEVELOPMENT AT Old SurveyNos 233 (pt), 235(pt) & 256(pt) New Survey Nos 66(pt), 68(pt) and 69(pt) ATVILLAGE PENKARPADA, MIRA ROAD, THANE by EVERSMILE PROPERTIES PVT LTD. |
| 7. Name of Company/Organization | EVERSMILE PROPERTIES PVT LTD. |
| 8. Location of Project | Maharashtra |
| 9. TOR Date | N/A |

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

Date: 12/04/2023

(e-signed)
Pravin C. Darade , I.A.S.
Member Secretary
SEIAA - (Maharashtra)

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

This is a computer generated cover page.

PARIVESH

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and Virtuous Environmental Single-Window Hub)



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/238569/2021
 Environment & Climate Change Department
 Room No. 217, 2nd Floor,
 Mantralaya, Mumbai- 400032.

To
 M/s. Eversmile Properties Pvt Ltd.
 Village: Penkarpada, Mira road, Thane

Subject: Environmental Clearance for proposed residential development at old Survey No. 233 (Pt.), 235 (Pt.), and 256 (Pt.), {new survey no. 66 (Pt.), 68 (Pt.), and 69 (Pt.)} at Village: Penkarpada, Mira road, Thane by M/s. Eversmile Properties Pvt Ltd.

Reference: Application no. SIA/MH/MIS/238569/2021

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 178th meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 257th meeting (Day-4) of State Level Environment Impact Assessment Authority (SEIAA) held on 10.03.2023.

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

Sr No.	Description	Details	
1	Proposal Number	SIA/MH/MIS/238569/2021	
2	Name of Project	Proposed residential development at old Survey No. 233 (Pt.), 235(Pt.) and 256(Pt.) (new survey no. 66(Pt.), 68(Pt.) and 69(Pt.) at Village: Penkapada, Mira road, Thane by M/s Eversmile Properties Pvt Ltd.	
3	Project category	8(b) B1	
4	Type of Institution	Private	
5	Project Proponent	Name	Mr. Parag Saraiya
		Regd. Office address	101, Kalpataru Synergy, Opp. Grand Hyatt, Santacruz (E), Mumbai 400 055.
		Contact number	022 30645000
		e-mail	eversmile@kalpataru.com

6	Consultant	Name: M/s. Enviro Analysts & Engineers Pvt. Ltd. NABET Accreditation No: NABET/EIA/2023/RA0206 Validity: 13.05.2023					
7	Applied for	New					
8	Location of the project	Old Survey No. 233 (Pt.), 235(Pt.) and 256(Pt.) (new survey no. 66(Pt.), 68(Pt.) and 69(Pt.) at Village: Penkarpada, Mira road, Thane.					
9	Latitude and Longitude	Latitude: 19°16'19.39"N Longitude: 72°52'10.49"E					
10	Plot Area (sq.m.)	37,880.43 sq. mt.					
11	Deductions (sq.m.)	0.00 sq. mt.					
12	Net Plot area (sq.m.)	37,880.43 sq. mt.					
13	Ground coverage (m ²) & %	22869.166 sq. mt. (60.371 %)					
14	FSI Area (sq.m.)	1,85,303.99 sq. mt.					
15	Non-FSI (sq.m.)	138352.19 sq. mt.					
16	Proposed built-up area (FSI + Non FSI) (sq.m.)	323656.18 sq. mt.					
17	TBUA (m ²) approved by Planning Authority till date	CC has been received dated -31//3/2022 from MBMC. Approved FSI area- 1,93,657. 72sq.m					
18	Earlier EC details with Total Construction area, if any.	NA. This is fresh project.					
19	Construction completed (FSI + Non FSI) (sq.m.)						
20	Previous EC / Existing Building		Proposed Configuration			Reason for Modification / Change	
	Buildi ng Name	Configura tion	Heig ht (m)	Building Name	Configuration		Height (m)
		NA	NA	A	2B + Ground + 1 st Podium + 2 nd Podium+ 1st to 33th floor	108.60	NA
				B	2B + Ground + 1 st Podium + 2 nd Podium+ 1st to 33th floor	108.60	
			C	2B + Ground/Shopping + 1 st Podium/Shop ping + 2 nd Podium + 1st	108.60		

				to 33th floor	
		D	3B + Ground/Shopping + 1 st Podium/Shopping + 2 nd Podium + 1st to 33th floor	108.60	
		E	3B + Ground + 1st Podium + 2 nd Podium + 1st to 31 st floor	102.70	
		F	3B + Ground + 1st Podium + 2nd Podium + 1st to 31st floor	102.70	
		G	2B + Ground + 1st Podium + 2nd Podium + 1st to 31st floor	102.70	
		H	2B + Ground + 1st Podium + 2nd Podium + 1st to 31st floor	102.70	
		I	2B + Ground + 1st Podium + 2nd Podium + 1st to 2nd floor	16.00	
		J	2B + Ground + 1st to 4th floor	14.95	
		K	2B + Ground + 1st Podium + 2nd Podium + 1st to 3rd floor	18.95	
		L	2B + Ground + 1st Podium + 2nd Podium + 1st to 33th floor	108.60	
21	No. of Tenements & Shops	Flats-2521 Nos. Shops-21 nos			
22	Total Population	11602 Nos.			
23	Total Water Requirements CMD	Total Water Requirement:1705 Domestic: 1103 Flushing: 572 Landscape: 30			
24	Under Ground Tank (UGT) location	Below ground			
25	Source of water	MBMC			

26	STP Capacity & Technology	1624 KLD MBBR technology			
27	STP Location	Ground			
28	Sewage Generation CMD & % of sewage discharge in sewer line	Sewage Generation is 1455 CMD & 634 CMD (35% of sewage discharge in the sewer line.)			
29	Solid Waste Management during Construction Phase	Type	Quantity (Kg/d)	Treatment / disposal	
		Dry waste	20	Will be handed over to a recycler	
		Wet waste	30	Will be handed over to municipal waste collector	
		Construction waste	Top Soil	6805 7 cum	To be preserved for landscaping.
			Demolition waste	Nil	NA
		Excavated material	1375 50 cum	The excavated soil shall be reused for backfilling to the extent possible. The excess shall be disposed off	
Cement Bags	9133 8	The empty bags shall be recycled and reused.			
Paint container	2316 8	To be sold to			

			(@20L)	Cans	recyclers
			Scrap metal generated	706 Mt	The steel shall be sent for recycling
			Tiles	199787 Sq ft	The excess shall be disposed of through authorized vendors.
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)		Treatment / disposal
		Dry waste	3543 kg/day		Will be handed over to a recycler.
		Wet waste	2362 kg/day		Will be treated on OWC. Manure obtained shall be used as manure for landscaping.
		E-Waste	8535 kg/year		Will be collected and sent to MPCB authorized recyclers.
		STP Sludge (dry)	73 kg/day		Sewage sludge is used as manure for gardening.
31	R.G. Area in sq. m.	RG required – 3788.04 sq.m. RG provided on Mother earth- 1.5 strip proposed			

		RG provided on Podium - 3788.04 sq.m. Total – 3788.04 sq.m.						
		Existing trees on the plot: 197nos						
		Number of trees to be planted: 1298 nos. a) In RG area: 625 nos. b) In Miyawaki Plantation; 1000 nos.						
		Number of trees to be cut: 167 nos.						
		Number of trees to be transplanted: 30 nos.						
32	Power requirement	During Operation Phase: <table border="1"> <thead> <tr> <th colspan="2">Details</th> </tr> </thead> <tbody> <tr> <td>Connected load (kW)</td> <td>37788</td> </tr> <tr> <td>Demand load (kW)</td> <td>10674</td> </tr> </tbody> </table>	Details		Connected load (kW)	37788	Demand load (kW)	10674
Details								
Connected load (kW)	37788							
Demand load (kW)	10674							
33	Energy Efficiency	a) Total Energy saving (%): 20% b) Solar energy (%): 5%						
34	D.G. set capacity	3 x 910 KVA						
35	No. of 4-W & 2-W Parking with 25% EV	4W – 2917 No's 2W – 3036 No's 25% EV Charging Points provided						
36	No. & capacity of Rain water harvesting tanks /Pits	11 Recharge Pits						
37	Project Cost in (Cr.)	Rs 1084.26crores						
38	EMP Cost	Capital Cost: Rs. 366.25 lakhs O & M Cost: Rs. 47.34 lakhs/annum						
39	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	OM dated 30.9.2020 U/n F.No- 22-65/2017.IA.III supersedes earlier OM under even number dated 1st May, 2018 regarding guidelines in respect to CER						
40	Details of Court Cases/litigations w.r.t the project and project location, if any.	Nil						

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 257th meeting (Day-4) and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1.PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.

2.PP to submit revised CRZ NOC from MCZMA as per latest revised planning of the project.

3.PP to submit details energy calculation with terrace floor plan in accordance with shadow

analysis & ensure that the energy savings from renewable sources shall be minimum 5 % & over all energy saving of the project is minimum 20%.

4.PP to reduce discharge of treated water up to 35%. PP to submit undertaking from concerned authority/agency/third party regarding use of excess treated water.

5.PP to revise biodiversity chapter in EIA including details of trees to be cut & compensatory plantation details.

6.PP to provide adequate mechanical ventilation in the STP-2 & include cost of it in EMP.

7.PP to provide two row plantations all along the project boundary to mitigate noise and air pollution due to vehicular movements on roads.

8.Planning authority to ensure that water supply, sewer and storm water networks are made available in the vicinity of the project before issuing occupation certificate to the project.

B. SEIAA Conditions-

1. This EC is restricted for height up to 107.25 for Building Wing-A to B, for height up to 101.35 m for Wing -E to H & for height up to 107.25 m for Wing -L. SEIAA decided to restrict building height as per CFO NOC.
2. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
5. SEIAA after deliberation decided to grant EC for – FSI area -1,85,303.99 m², Non FSI area - 1,38,352.19 m² and total BUA - 3,23,656.18 m². (Plan approval No. MBMC/TP/46/2021-22, dated- 31.03.2022) (Restricted as per appraisal)

General Conditions:

a) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in

consultation with Ground Water Authority.

- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVII. 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.
- XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.

- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in
- XII. 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.
- XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the

company in the public domain.

C) General EC Conditions:-

- I. PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.
 - II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
 - III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
 - IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
 - V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
 - VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
 - VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
 5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.
 6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
 7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.
 8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes

(Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.

9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.



Pravin Darade
(Member Secretary, SEIAA)

Copy to:

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

Signature Not Verified

Digitally signed by Shri Pravin C.
Darade , I.A.S.
Member Secretary

Date: 4/12/2023 2:39:24 PM

1878 ANNEXURE-2

Minutes of the 154th meeting of the State Level Expert Appraisal Committee II (MMR& Konkan Region) held on 4th & 5th October, 2021 through Video Conferencing (Cisco-WebEx)

Item No.3: M/s Eversmile Properties Pvt. Ltd. (SIA/MH/MIS/62945/2020)

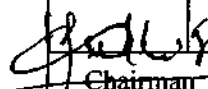
Environmental Clearance for Proposed residential development at old Survey No. 233 (Pt.), 235(Pt.) and 256(Pt.) (new survey no. 66(Pt.), 68(Pt.) and 69(Pt.)) at village Penkapada, Mira road, Thane by M/s Eversmile Properties Pvt. Ltd.

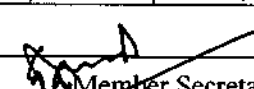
Introduction:

PP submitted an application for environmental clearance to their proposed Residential redevelopment project for total plot area of 37,880.34 Sq. Mtrs., Total construction area of 3,04,576.75 Sq. Mtrs. and FSI area of 1,78,221.94 Sq. Mtrs. PP proposes to construct 12 Nos. of residential buildings with club house as mentioned at Sr.no.5 of the project detail.

Representative of PP was present during the meeting along with Environmental Consultant Enviro Analysts & Engineers Pvt. Ltd. The details of project are as mentioned below:

Sr. No.	Description	Details			
1.	Plot Area (Sq. m)	37,880.34 sq.mt.			
2.	FSI Area (Sq. m)	1.78.221.94 sq. mt			
3.	Non FSI Area (Sq. m)	1,26,354.82 sq. mt.			
4.	Proposed Built up area (FSI + Non FSI) (Sq. m)	3,04,576.76 sq. mt.			
5.	Building configuration	Tower No.	Configuration	Ht. of the Bldg.	Number of tenement No.
		A	2B + Ground + 1 Podium + Stilt + 1st to 33th floor	108.60	239
		B	2B + Ground + 1 Podium + Stilt + 1st to 33th floor	108.60	239
		C	2B + Ground + 1 Podium + Stilt + 1st to 33th floor	108.60	232
		D	3B + Ground + 1 Podium + Stilt + 1st to 33th floor	108.60	232
		E	3B + Ground + 1 Podium + Stilt + 1st to 30th floor	99.75	347
		F	3B + Ground + 1 Podium + Stilt + 1st to 30th floor	99.75	347
		G	2B + Ground + 1 Podium + Stilt + 1st to 30th floor	99.75	347
		H	2B + Ground + 1 Podium + Stilt + 1st to 30th floor	99.75	347
		I	2B + Ground + 1 Podium + Stilt + 1st to 8th floor	34.85	88
		J	2B + Ground + 1 Podium + Stilt + 1st to 6th floor	28.95	42
		K	2B + Ground + 1 Podium + Stilt + 1st to 8th floor	34.85	88
		L	2B + Ground + 1 Podium + Stilt + 1st to 8th floor	34.85	40
		12	Total		2588


Chairman


Member Secretary

Minutes of the 154th meeting of the State Level Expert Appraisal Committee II (MMR& Konkan Region) held on 4th & 5th October, 2021 through Video Conferencing (Cisco-WebEx)

6.	No.of Tenements and shops	2,588 Nos.						
7.	Total population	14,536 Nos.						
8.	Total Water requirement CMD	During Dry season –1733 KLD During Wet season –1703KLD						
9.	Sewage generation CMD	1538 KLD						
10.	STP Capacity & Technology	1550 KLD Technology - MBBR						
11.	STP location	Ground						
12.	Total Solid waste quantities	Biodegradable waste = 2616 kg/day Non-biodegradable waste = 3925 kg/day Total solid waste= 6541 kg/day						
13.	RG Area in Sq.m	<table border="1"> <tr> <td>RG area required (10 % of plot area)</td> <td>3788.0</td> </tr> <tr> <td>Proposed RG Area On Podium</td> <td>3788.00</td> </tr> </table>	RG area required (10 % of plot area)	3788.0	Proposed RG Area On Podium	3788.00		
RG area required (10 % of plot area)	3788.0							
Proposed RG Area On Podium	3788.00							
14.	Power Requirement	During Operation phase- <table border="1"> <tr> <td colspan="2">Details</td> </tr> <tr> <td>Connected Load(KW)</td> <td>38313 kW</td> </tr> <tr> <td>Demand Load (KW)</td> <td>10821 kW</td> </tr> </table>	Details		Connected Load(KW)	38313 kW	Demand Load (KW)	10821 kW
Details								
Connected Load(KW)	38313 kW							
Demand Load (KW)	10821 kW							
15.	Energy Efficiency	Overall savings -20 % Solar savings – 5 %						
16.	DG sets capacities	3 No. of 910 kVA						
17.	Parking 4W & 2W	4 Wheelers – 1,858 Nos. 2 Wheelers – 6,222 Nos.						
18.	Rain water harvesting Scheme	11.00 Recharge pits proposed						
19.	Project Cost in(Cr.)	Rs 1084.26 Cr						
20.	EMP Cost	Setting-up Cost- 350.51 Lakhs Operational Cost- 48.17 Lakhs/annum						
21.	CER Details with Justification if any	OM dated 30.9.2020 U/n F.No- 22-65/2017.IA.III supersedes earlier OM under even number dated 1st May, 2018 regarding guidelines in respect to CER						


Chairman


Member Secretary

Minutes of the 154th meeting of the State Level Expert Appraisal Committee II (MMR& Konkan Region) held on 4th & 5th October, 2021 through Video Conferencing (Cisco-WebEx)

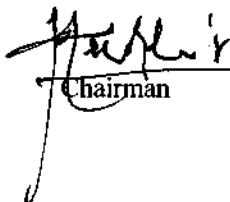
Deliberation:

PP informed that the project is Residential development project and comes under the jurisdiction of Mira - Bhayendar Municipal Corporation. PP submitted that the project had received the ToR from EAC, MoEF, & CC vide letter no- F.No 21-69/2020-IA-III, dated: 28.12.2020 for total plot area of 37,880.24 Sq. Mtrs., total built up area of 3,25,221.92 Sq.Mtrs. for 10 Nos. of residential buildings & 2 towers of Multi-level car parking. Accordingly, PP has prepared EIA and submitted for appraisal.

During deliberation, Committee noticed that the ToR was issued by MoEF & CC to the project for 10 Nos. of residential buildings & 2 towers of Multi-level car parking, while PP has submitted EIA prepared for 12 Nos. of residential buildings for appraisal and that is not in consistence with the building configuration mentioned in ToR letter issued by MoEF & CC. Committee has brought this anomaly/discrepancy to the notice of PP and accredited consultant & asked PP to obtain amendment in earlier issued ToR for revised building configuration & submit revised EIA report accordingly. PP and accredited consultant agreed to the same. Therefore, Committee has decided to defer the proposal & appraise it after submission of revised EIA as suggested by committee.

Decision:

In view of above, the project is deferred and will be appraised afresh after appropriate steps are taken by PP as discussed above.


Chairman


Member Secretary

1881 ANNEXURE-3

Form-3

APPLICATION FOR AMENDMENT IN TOR

(To be filled up by User Agency)

1. Details of Project

Proposal No. : SIA/MH/MIS/238569/2021

(a) Name of the project : Proposed Residential Development On Land Bearing Old Survey Nos. 233 (Pt.) ,235(Pt.) & 256 (Pt.) (New Survey Nos. 66 (Pt.),68 (Pt.) &69 (Pt.)) At Village Penkarpada, District :Thane by M/s. Eversmile Properties Pvt. Ltd.

(b) Name of Company / Organisation. : EVERS MILE PROPERTIES PVT LTD.

(c) Registered Address. : 75-old block factory, Sector-I, Srishti Housing Complex, Penkarpada, Mira Road, Thane Maharashtra 401104

(d) Legal Status of the Company. : Private

(e) Joint Venture (Yes/No) : No

2. Address for the Correspondence

(a) Name of the Applicant. : Imtiaz Kanga

(b) Designation (Owner/Partner/CEO) : Director

(c) Address :-

State : Maharashtra

District : Mumbai (Suburban)

Town / Village : No

(d) Pin Code : 400055

(e) Email : eversmile@kalpataru.com

(f) Telephone no : 30645000

(g) Fax no : No

(h) Mobile no : 9152727852

(i) Contact Person. : Imtiaz

(j) Website (if any) : No

3. Category of the Project/Activity as per Schedule of EIA Notification,2006

(a). Major Activity. : 8(b) Townships and Area Development projects.

Minor Activity : No

Major Sub Activity. : No

Minor Sub Activity : No

(b). Category : B1

Reason for applicant at central level/state level(in case of B1 and B2): No

(c). Reason : No

4. Location of the Project

(a) Plot No/Survey No/Khasra No : Land Bearing Old Survey Nos. 233 (Pt.) ,235(Pt.) & 256 (Pt.) (New Survey Nos. 66 (Pt.),68 (Pt.) &69 (Pt.)) At Village Penkarpada, District :Thane

(b) Village : Village Penkarpada, Miraroad

(c) Tehsil : Thane

(d) District : Thane

(e) State : Maharashtra

(f) Pin Code : 401107

(g) Bounded Latitudes (North) : Yes

From : Degree:19, Minutes : 16, Seconds :11

To : Degree:72, Minutes : 52, Seconds :10

(h) Bounded Longitudes (East) : Yes

From : Degree:19, Minutes : 16, Seconds :22

To : Degree:72, Minutes : 52, Seconds :14

(i) Survey of India Topo Sheet No : E43A15 and 11

5 Details of Terms and Reference

(a) **Project Name** : Proposed residential development at old Survey No. 233 (Pt.), 235(Pt.) and 256(Pt.) (new survey no. 66(Pt.), 68(Pt.) and 69(Pt.)) at village Penkapada, Mira road, Thane. By M/s Eversmile Properties

(b) MoEF&CC / SEIAA File No : F. No. 21-69/2020 - IA - III

(c) Date of issue of ToR : 28/12/2020

(d) Uploaded ToR letter : 

6 Details of Product (Multiple Entries Allowed)

Details of Products					
S.no	Product / Activity (Capacity/ Area).	Quantity As per approved TOR	Quantity proposed	Unit	Mode of Transport/ Transmission of Product
1	Non FSI	107131.59 sqm.	141049.27 sqm.	Others	Road
2	Total Construction Area	325221.92 sqm	385708.276 sqm	Others	Road
3	FSI	218090.33 sqm.	244659	Others	Road

7 Details of Configuration (Multiple Entries Allowed)

Details of Configurations					
S.no	Plant/ Equipment/ Facility	Existing Configuration	Proposed Configuration	Final configuration after Amendment	Remarks if Any
1	1	T1 2 3 4 7 8 =1B+S+42F	WING A B C D=3B+G+2P+1 TO 33F	SAME AS PROPOSED	CHANGE IN PLANNING
2	4	T1 2=SHOPS AT GR	WING C D= SHOPS AT G AND 1P	SAME AS PROPOSED	-
3	2	T5 6= 1B+S+41F	WING E F G H=3B+G+2P+1 TO 31F	SAME AS PROPOSED	CHANGE IN PLANNING
4	5	-	WING J= 2B+G+1 TO 35F	SAME AS PROPOSED	NEW ADDITION
5	3	MLCP 1 2 =2B+G+9UF	WING I K L=2B+G+2P+1 TO	SAME AS PROPOSED	CHANGEIN PLANNING

8 Reason for the Amendment in ToRs:-

Reasons for Amendment : CHANGE IN PLANNING

9 Any Other Amendment required:-

Any Other Amendment Required				
S.no	Reference of Approved ToR	Description as per Approved ToR	Description as per Proposal.	Remarks
1	SAME AS ABOVE	-	-	-
2	-	-	-	-
3				

10 Details of EIA Consultant:-

Have you hired Consultant for preparing document (Yes/No) ? : Yes

(i) Accreditation No : NABET/EIA/2023/RA0206

(ii) Name of EIA Consultant : ENVIRO ANALYSTS AND ENGINEER PVT LTD

(iii)Address : B-1003 10 FLOOR WESTER EDGE 2 BORIVALI EAST

(iv)Mobile No: 9321619749

(v)Landline No : 0

(vi)E-mail Id : INFO@EAEPL.COM

(vii)Category of Accreditation : A

(viii)Sector of Accreditation : 38 39

(ix)Validity of Accreditation : 13-5-2023

(x)Uploaded certificate of Accreditation certified by QCI/NABET :


**11. Documents to be Attached:-**


(a) Uploaded Copy of revised Form-I:



(b) Uploaded revised Pre-feasibility report: 

(c) Uploaded Cover Letter duly signed by the project proponent or authorized person: 

(d) Uploaded a copy of authorization duly signed by the project proponent in support of the person making this application on behalf of the User Agency: 

(e) Uploaded Additional File, If any: 

Essential Details Sought

Essential Details Sought			
S.no.	EDS Sought Date	EDS Sought	Letter
NIL			

Additional Detail Sought: NIL

12. Undertaking

(a): I hereby give undertaking that the data and information given in the application and enclosures are true to be best of my knowledge and belief and I am aware that if any part of the data and information found to be false or misleading at any stage, The project will be rejected and clearance given, If any to the project will be revoked at our risk and cost. In addition to above, I hereby give undertaking that no activity / construction / expansion has since been taken up.

(b) Name : Imtiaz Kanga

(c) Designation: Director

(d) Company: EVERS MILE PROPERTIES PVT LTD.

(e) Address: 75-old block factory, Sector-I, Srishti Housing Complex, Penkarpada, Mira Road, Thane Maharashtra 401104

**EVERSMILE PROPERTIES
PRIVATE LIMITED**

To,
The Chairman
SEAC-II,
New Administrative Building,
15th Floor, Nariman Point
Mumbai-400032

Subject: Application for ToR of Proposed Residential Development On Land Bearing Old Survey Nos. 233 (Pt.) ,235 (Pt.) & 256 (Pt.), New Survey Nos. 66 (Pt.) ,68 (Pt.) &69 (Pt.) of village Penkarpada, at Mira Road, District Thane. By M/s Eversmile Properties Pvt. Ltd.

**Ref. : 1. Ref.: ToR issued by MOEF&CC under number 21-69/2020-IA-III dated 28th December 2020.
2. Minutes of 154th Meeting Of SEAC-II held on 4th October 2021**

Dear Sir,

The project under reference is covered under item 8(b) of the Schedule to EIA Notification 2006 and is of Category-B1 not inviting General Conditions.

Application for grant of ToR for the project was submitted to MOEF&CC in the month of September 2020 i.e. when tenure of SEIAA and SECA of Maharashtra had expired. Accordingly, MOEF&CC vide letter mentioned at reference serial number 1 issued ToR for submission of EIA for the project.

EIA for the project was submitted to SEIAA, Maharashtra and the same was listed on the agenda of the Hon'ble SEAC-II's 154th meeting to be held on 4th, 5th & 6th October 2021. While appraising the project SEAC-II observed variation in between proposal for ToR and proposal for which EIA was submitted with respect to number of buildings though number of tenements were same. Hence, SEAC-II directed to submit application for amendment to ToR vide minutes of the said meeting.

We hereby apply for amendment to ToR / issuance of fresh ToR for the proposed project to enable us to submit EIA as per the procedure.

We, hereby, submit Form 1, Form 1A & Annexures.

We humbly request you to grant the ToR at the earliest.

Yours faithfully,

For Eversmile Properties Pvt. Ltd.


Authorized Signatory

FORM-1**(I) Basic Information**

Sr. No.	Item	Details
1	Name of the Project	Proposed Residential Development On Land Bearing Old Survey Nos. 233 (Pt.) ,235(Pt.) & 256 (Pt.) (New Survey Nos. 66 (Pt.),68 (Pt.) &69 (Pt.)) At Village Penkarpada, District :Thane
2	S. No. in the Schedule	8 (b)
	Proposed capacity/area /length/tonnage to be handled/command area/lease area/ number of wells to be drilled	<ul style="list-style-type: none"> • Total plot area: 37,880.24 Sq.mt. • Net Plot area: 37,880.24 sq. mt. • FSI Area proposed: 2,44,659 sq. mt. • Total Non-FSI Area: 1,41,049.276 Sq.mt. • Total Construction Area: 3,85,708.276 Sq.mt
4	New/Expansion/Modernization	New project
5	Existing Capacity/Area etc.	It is a new project
6	Category of Project i.e. 'A' or 'B'	'B'
7	Does it attract the general condition? If Yes, Please specify	No
8	Does it attract the specific condition? If yes, Please specify	No
9	Location	
	Plot/Survey/Khasra No.	Proposed residential development at old Survey No. 233 (Pt.), 235(Pt.) and 256(Pt.) (new survey no. 66(Pt.), 68(Pt.) and 69(Pt.)) at village Penkapada, Mira road, Thane.
	Village	Penkarpada
	Tehsil	Thane
	District	Thane
	State	Maharashtra
10	Nearest railway station/airport along with distance in kms.	Mira Road Railway Station
11	Nearest Town, City, District Headquarters along with distance in kms.	Mira Road
12	Village Panchayats, Zilla Parishad, Municipal Corporation, Local body (complete postal addresses with telephone nos. to be given)	Mira-Bhayandar Municipal Corporation (MBMC)
13	Name of the applicant	Mr. Parag Saraiya
14	Registered Address	101, Kalpataru Synergy, Opp. Grand Hyatt, Santacruz (E), Mumbai 400 055.
15	Address for Correspondence:	As above
	Name	Mr. Parag Saraiya
	Designation(Owner/Partner/CEO)	101, Kalpataru Synergy, Opp. Grand Hyatt, Santacruz (E),
	Address	Mumbai 400 055.
	Pin Code	

Form I

By M/s Eversmile Properties Pvt. Ltd.

	E-mail	eversmile@kalpataru.com
	Telephone No.	022 30645000
	Fax No.	022 30643131
16	Details of Alternative Sites examined, If any. Location of these sites should be shown on a topo sheet	NA.
17	Interlinked Projects	No
18	Whether separate application of interlinked project has been submitted?	Not applicable
19	If yes, date of submission	Not applicable
20	If no, reason	Not applicable
21	Whether the proposal involves approval/clearance under: if yes, details of the same and their status to be given. (a) The Forest (Conservation) Act, 1980? (b) The Wildlife (Protection) Act, 1972? (c) The C.R.Z. Notification, 1991?	NA Yes
22	Whether there is any Government Order/Policy relevant/relating to the site?	NA
23	Forest land involved (hectares)	Nil
24	Whether there is any litigation pending against the project and/or land in which the project is propose to be set up? (a) Name of the Court (b) Case No. (c) Orders/directions of the Court, if any and its Relevance with the proposed project.	No

** Capacity corresponding to sectoral activity (such as production capacity for manufacturing, mining lease area and production capacity for mineral production, area of mineral exploration, length for linear transport infrastructure, generation capacity for power generation etc.)*

(II) Activity

- 1. Construction, operation or decommissioning of the Project involving actions, which will cause physical changes in the locality (topography, land use, changes in water bodies, etc.)**

Sr. No.	Information/Checklist Confirmation	Yes/No	Details thereof (with approximate quantities/ rates, wherever possible) with source of information data
1.1	Permanent or temporary change in land use, land cover or topography including increase in intensity of land use (with respect to local land use plan)	No	As per the development plan, the land is under Residential Zone. The proposed project is residential project. Therefore, no change in land use.
1.2	Clearance of existing land, vegetation and building?	Yes	Trees which are falling under proposed building line shall be cut as per tree NOC.
1.3	Creation of new land uses	No	As per the development plan, the land is under Residential Zone.
1.4	Pre-construction investigations e.g. bore holes, soil testing?	Yes	Detailed feasibility studies have been carried out. Geotechnical Report is prepared for the proposed project.
1.5	Construction works?	Yes	It is a pre-dominantly residential development with shop line. No construction commenced.
1.6	Démolition Works?	No	There are no structures existing on plot.
1.7	Temporary sites used for construction works or housing of construction workers?	Yes	A small portion of plot area shall be reserved for material storage and temporary housing of laborers.
1.8	Above ground buildings, structures or earthworks including linear structures, cut and fill or excavations	Yes	The above ground structure shall comprise of total 12 No. of buildings which are pre-dominantly residential buildings.
1.9	Underground works including mining or tunneling?	No	No underground works including mining or tunnelling is proposed.
1.10	Reclamation works?	No	Not Applicable
1.11	Dredging?	No	Not Applicable
1.12	Offshore structures?	No	Not Applicable
1.13	Production and manufacturing Process?	No	Not Applicable
1.14	Facilities for storage of goods or materials?	Yes	Temporary sheds shall be constructed for the storage of construction materials during construction phase as per the material requirement.
1.15	Facilities for treatment or disposal of solid waste or liquid effluents?	Yes	SOLID WASTE: Total 8568 kg/day solid waste is expected to be generated in the project. Bio – degradable waste of 3427 kg/day is expected to be treated in OWC for manure. Remaining solid waste consisting of Non – Biodegradable waste: 5141 kg/day is proposed to be handed over to vendors for recycling to the extent possible.

Form 1

By M/s Eversmile Properties Pvt. Ltd.

Sr. No.	Information/Checklist Confirmation	Yes/No	Details thereof (with approximate quantities/ rates, wherever possible) with source of information data
			<p>SEWAGE: 1957KLD wastewater generated from the site is proposed to be treated in STP. The treated water will be utilized for flushing & landscaping. The excess treated water shall be discharged to Municipal drain. The sludge shall be reused for landscaping</p>
1.16	Facilities for long term housing of operational workers?	No	--
1.17	New road, rail or sea traffic during construction of operation?	No	--
1.18	New road, rail, air waterborne or other transport infrastructure including new or altered routes and stations, ports, airports etc.?	No	--
1.19	Closure or diversion of existing transport routes or infrastructure leading to changes in traffic movements?	No	--
1.20	New or diverted transmission lines or pipelines?	No	--
1.21	Impoundment, damming, culverting, realignment or other changes to the hydrology of watercourses or aquifers?	No	Not Envisaged.
1.22	Stream crossings?	No	There is no stream passing through the site.
1.23	Abstraction or transfers of water from ground or surface waters?	No	Water from tankers will be provided during construction phase. MBMC will provide water during operation phase.
1.24	Changes in water bodies or the land surface affecting drainage or run-off	No	There are no water bodies involved. There shall be change in the storm water runoff due to finished surfaces as well as the drainage pattern due to the occupancy of the residents.
1.25	Transport of personnel or materials for construction, operation or decommissioning?	Yes	Transport of construction materials Precautions taken to reduce the impact of the vehicular movement by trying to avoid the vehicular trips during peak hours
1.26	Long-term dismantling or decommissioning or restoration works?	No	--
1.27	Ongoing activity during decommissioning which could have an impact on the	No	--

Form 1

By M/s Eversmile Properties Pvt. Ltd.

Sr. No.	Information/Checklist Confirmation	Yes/No	Details thereof (with approximate quantities/ rates, wherever possible) with source of information data
	environment?		
1.28	Influx of people to an area in either temporarily or permanently?	Yes	<p>Construction Phase: During the construction phase laborers shall be provided temporary accommodation.</p> <p>Operation Phase: After completion of the project, the total occupancy of the project is expected to be approx.16685Nos.</p>
1.29	Introduction of alien species?	No	--
1.30	Loss of native species or genetic diversity?	No	--
1.31	Any other actions?	No	--

2. Use of Natural resources for construction or operation of Project (such as land, water, materials or energy, especially any resources which are non-renewable or in short supply).

Sr. No.	Information/Checklist Confirmation	Yes/No	Details thereof (with approximate quantities/ rates, wherever possible) with source of information data
2.1	Land specially undeveloped or agricultural land (ha)	No	The land is in highly developed infrastructure area under the jurisdiction of Municipal Corporation of Mira- Bhayandar.
2.2	Water (expected source & competing users) unit KLD	Yes	<p>During Construction Phase –</p> <ul style="list-style-type: none"> • For Workers: 30 KLD (Source: From MBMC/ potable tanker water) • For Construction : From Water tankers : 20 – 30 KLD (depending on construction activity) <p>Note: the actual water requirement may vary as per the actual requirement.</p> <p>During Operational Phase –</p> <ul style="list-style-type: none"> • Domestic water.: 1486 KLD • Flushing water from STP Recycled water.: 768 KLD • Gardening from STP Recycled water: 56 KLD • Swimming pool make up: 5 KL
2.3	Minerals (MT)	No	--
2.4	Construction material – stone, aggregates, and/soil (expected source-MT)	Yes	Maximum attempt shall be made to procure construction materials from local vendors.

Form 1

By M/s Eversmile Properties Pvt. Ltd.

2.5	Forests and timber (source-MT)	Yes	Wood will be used for doors.								
2.6	Energy including electricity and fuels (source, competing users) Unit: fuel (MT), energy (MW)	Yes	<p>During Constructional Phase – Connected Load: 150 KW (Estimated) Source: MSEDCL D.G. Sets: as per requirement</p> <p>During Operational Phase – Source: MSEDCL</p> <table border="1"> <thead> <tr> <th>Component</th> <th>Values</th> </tr> </thead> <tbody> <tr> <td>Connected load</td> <td>49922 KW</td> </tr> <tr> <td>Maximum demand</td> <td>13104 KW</td> </tr> <tr> <td>D.G. sets (for emergency back up during power failure)</td> <td>3 no of DG sets with 910 kVA (Cumulative capacity)</td> </tr> </tbody> </table>	Component	Values	Connected load	49922 KW	Maximum demand	13104 KW	D.G. sets (for emergency back up during power failure)	3 no of DG sets with 910 kVA (Cumulative capacity)
Component	Values										
Connected load	49922 KW										
Maximum demand	13104 KW										
D.G. sets (for emergency back up during power failure)	3 no of DG sets with 910 kVA (Cumulative capacity)										
2.7	Any other natural resources (use appropriate standard units)	No	Not envisaged								

3.0 Use, storage, transport, handling or production of substances or materials, which could be harmful to human health or the environment or raise concerns about actual or perceived risks to human health

Sr. No.	Information/Checklist Confirmation	Yes/No	Details thereof (with approximate quantities/ rates, wherever possible) with source of information data
3.1	Use of substances or materials, which are hazardous (as per MSIHC rules) to human health or the environment (flora, fauna, and water supplies)	No	Substance or materials which are hazardous to human health or environment are not proposed to be used.
3.2	Changes in occurrence of disease or affect disease vectors (e.g. insect or water borne diseases)	No	--
3.3	Affect the welfare of people e.g. by changing living conditions?	Yes	Due to creation of new housing, lot of employment in informal sector will be created.
3.4	Vulnerable groups of people who could be affected by the project e.g. hospital patients, children, the elderly etc.,	No	Not Anticipated.
3.5	Any other causes	No	No other causes identified.

4.0 Production of solid wastes during construction or operation or decommissioning (MT/month)

Sr. No.	Information/Checklist Confirmation	Yes/No	Details thereof (with approximate quantities/ rates, wherever possible) with source of information data
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Form I

By M/s Eversmile Properties Pvt. Ltd.

4.1	Spoil, overburden or mine wastes	No	Not Applicable
4.2	Municipal waste (domestic and or commercial wastes)	Yes	During Operation phase, the total quantity of solid waste from project: 8568 Kg /day. (Biodegradable and Non biodegradable)
4.3	Hazardous wastes (as per hazardous waste management rules)	Yes	Waste oil generated from D.G. Sets shall be stored at separate location duly marked and will be sold to the authorized recyclers.
4.4	Other industrial process wastes	No	--
4.5	Surplus product	No	--
4.6	Sewage sludge or other sludge from effluent treatment	Yes	Sludge from STP will be used as manure.
4.7	Construction or demolition wastes	Yes	Construction waste generated during construction activity recycled on site to the extent possible and partly disposed by vendors.
4.8	Redundant machinery or equipment	No	--
4.9	Contaminated soils or other materials	No	--
4.10	Agricultural wastes	No	--
4.11	Other solid wastes	No	--

5.0 Release of pollutants or any hazardous, toxic or noxious substances to air (kg/hr)

Sr. No.	Information/Checklist Confirmation	Yes/No	Details thereof (with approximate quantities/ rates, wherever possible) with source of information data
5.1	Emissions from combustion of fossil fuels from stationary or mobile sources	Yes	Use of D.G. sets during power failure for common facilities and emergency equipment only.
5.2	Emission from production processes	No	--
5.3	Emissions from materials handling including storage or transport	Yes	<ul style="list-style-type: none"> • Frequent water sprinkling will be done to minimize the fugitive dust emissions due to handling and loading-unloading activities • Use of RMC to reduce dust generation due to material handling. • Use of covered trucks while transportation of material will be done. • Use of suitable PPE by workforce while handling construction materials as required.
5.4	Emissions from construction	Yes	<ul style="list-style-type: none"> • Frequent water sprinkling will be done to minimize the

Form 1

By M/s Eversmile Properties Pvt. Ltd.

Sr. No.	Information/Checklist Confirmation	Yes/No	Details thereof (with approximate quantities/ rates, wherever possible) with source of information data
	activities including plant and equipment		<p>fugitive dust emissions due to handling and loading-unloading activities</p> <ul style="list-style-type: none"> • Use of RMC to reduce dust generation due to material handling. • Use of covered trucks while transportation of material will be done. • Use of suitable PPE by workforce while handling construction materials as required.
5.5	Dust or odours from handling of materials including construction materials, sewage and waste	Yes	Dust generation controlled as described above. For odour control: Proper ventilation provided around STP and solid waste management facilities
5.6	Emissions from incineration of waste	No	--
5.7	Emissions from burning of waste in open air (e.g. slash materials, construction debris)	No	--
5.8	Emissions from any other sources	No	--

6.0 Generation of Noise and vibration, and emissions of Light and heat

Sr. No.	Information/Checklist Confirmation	Yes/No	Details thereof (with approximate quantities/ rates, wherever possible) with source of information data
6.1	From operation of equipment e.g. engines, ventilation plant, crushers	Yes	<ul style="list-style-type: none"> • Noise generation from construction equipment used for drilling, cutting operations. • Operation of DG sets only in case of power failure during operation phase. • For control of noise following measures shall be adopted: <ul style="list-style-type: none"> • Equipment shall be regularly maintained. • Personal Protective Equipment (PPE) shall be provided to construction workers. • Acoustic enclosure for DG Set with stack height as per norm will be provided. • Barricades of adequate height shall be provided at site boundaries.
6.2	From industrial or similar processes	No	--

Form 1

By M/s Eversmile Properties Pvt. Ltd.

6.3	From construction or demolition	Yes	The construction activities will include the following noise generating activities; <ul style="list-style-type: none"> • Concreting and mixing. • Heavy vehicle movement. etc. Following precautions are taken to control noise pollution: <ul style="list-style-type: none"> • High noise generating activities will be carried out with proper planning. • Workers working near high noise machinery would be provided with PPE. • Acoustic enclosure for DG Set will be provided. • Barricades of adequate height shall be provided at site boundaries.
6.4	From blasting or piling	No	--
6.5	From construction or operational traffic	Yes	During Construction phase: There will be transportation of materials for construction work. Precautions have been taken to reduce the impact of the vehicular movement such as No vehicular trips at peak traffic hours and no honking zones. During Operation Phase: <ul style="list-style-type: none"> • The vehicular parking restricted only in the adequate parking area provided, which helps in reducing noise pollution due to traffic congestion • Plantation of trees on site which will also help to reduce the noise level and also will enhance air quality.
6.6	From lighting or cooling systems	No	--
6.7	From any other sources	No	--

7.0 Risks of contamination of land or water from releases of pollutants into the ground or into sewers, surface waters, groundwater, coastal waters or the sea

Sr. No.	Information/Checklist Confirmation	Yes/No	Details thereof (with approximate quantities/ rates, wherever possible) with source of information data
7.1	From handling, storage, use or spillage of hazardous materials	No	Not Applicable
7.2	From discharge of sewage or other effluents to water or the land (expected mode and place of discharge)	No	Sewage Treatment Plants aggregating to cumulative capacity of 2152 KLD are proposed to be installed for treatment of 1957 KLD of sewage. Treated waste water will be used for flushing and gardening within the premises. Excess treated water will be discharged to municipal drain.
7.3	By deposition of pollutants emitted to air into the land or into water	No	Provision of dust control measures, including water sprinkling of exposed areas and dust covers for trucks, to minimize any impacts.

Form I

By M/s Eversmile Properties Pvt. Ltd.

Sr. No.	Information/Checklist Confirmation	Yes/No	Details thereof (with approximate quantities/ rates, wherever possible) with source of information data
			Stack height of DG set shall be as per CPCB guidelines.
7.4	From any other sources	No	--
7.5	Is there a risk of long term build up of pollutants in the environment from these sources?	No	--

8.0 Risk of accidents during construction or operation of the project, which could affect human health or the environment

Sr. No.	Information/Checklist Confirmation	Yes/No	Details thereof (with approximate quantities/ rates, wherever possible) with source of information data
8.1	From explosions, spillages, fires etc from storage, handling, use or production of hazardous substances.	No	--
8.2	From any other causes	No	--
8.3	Could the project be affected by natural disasters causing environmental damage (e.g. floods, earthquakes, landslides, could burst etc)?	No	The project falls under seismic zone-III as per IS1893 (Part-1):2002. Structural design is made earthquake resistant as per IS codes.

9.0 Factors which should be considered (such as consequential development) which could lead to environmental effects or the potential for cumulative impacts with other existing or planned activities in the locality

Sr. No.	Information/Checklist Confirmation	Yes/No	Details thereof (with approximate quantities/ rates, wherever possible) with source of information data
9.1	Lead to development of supporting utilities, ancillary development or development stimulated by the project which could have impact on the environment e.g.:	Yes	Supporting and ancillary development will take place. The project provides a well designed residential housing area for the occupants.
	Supporting infrastructure (roads, power supply, waste or waste water treatment, etc)	Yes	Internal road, Rain Water Harvesting, STP, RG etc. have been proposed.
	Housing development	Yes	The project provides a well-designed residential housing area for the occupants.

Form I

By M/s Eversmile Properties Pvt. Ltd.

Sr. No.	Information/Checklist Confirmation	Yes/No	Details thereof (with approximate quantities/ rates, wherever possible) with source of information data
	Extractive industries	No	Not Applicable
	Supply industries	No	Not Applicable
	Other	No	
9.2	Lead to after use of the site, which could have an impact on the environment.	No	--
9.3	Set a precedent for later developments	Yes	Will create job opportunities during construction and operation phase for skilled and unskilled type of work force.
9.4	Have cumulative effects due to proximity to other existing or planned projects with similar effects	No	NA

(iii) Environmental Sensitivity

Sr. No.	Areas	Name/ Identity	Aerial distance (with 15-km) Proposed project location boundary
1	Areas protected under international conventions, national or local legislation for their ecological, landscape, cultural or other related value	Sanjay Gandhi National Park	1.1 Km
2	Areas which are important or sensitive of ecological reasons – wetlands, water courses or other water bodies, coastal zone, biospheres, mountains, forests	Sanjay Gandhi National Park	1.1 Km
3	Areas used by protected, important or sensitive species of flora or fauna for breeding, nesting, foraging, resting, over wintering, migration	Sanjay Gandhi National Park	1.1 Km
4	Inland, coastal, marine or underground waters	Creek	100 m as per CZMP of 2011 CRZ Notification.
5	State, national boundaries	No	--
6	Routes or facilities used by the public for access to recreation or other tourist, pilgrim areas	No	--
7	Defense installations	No	--

Form I

By M/s Eversmile Properties Pvt. Ltd.

Sr. No.	Areas	Name/ Identity	Aerial distance (with 15-km) Proposed project location boundary			
8	Densely populated or built-up area	Yes	Residential & Commercial area all around the site. Proposed project site is located in densely populated area.			
9	Areas occupied by sensitive man made land uses (<i>hospitals, schools, places of worship, community facilities</i>)	Yes	Schools, hospitals and small temples are observed in 10 km radius.			
			1	Nearest Bus Station	Srishti bus station	300 m
			2	Nearest School	St. Joseph High school	500 m
			3	Nearest Market	Asmita super Market	1 Km
10	Areas containing important, high quality or scarce resources (<i>ground water resource, surface resources, forestry, agriculture, fisheries, tourism, minerals</i>)	No	--			
11	Areas already subjected to pollution or environmental damage. (<i>those where existing legal environmental standards are exceeded</i>)	No	--			
12	Areas susceptible to natural hazard which could cause the project to present environmental problems (<i>earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions</i>)	No	The area falls in Seismic Zone III which is low seismic activity zone. Proposed construction is earthquake resistant and as per the NBC norms.			

FORM-1A
(Only for Construction Projects listed under Item 8 of Schedule)
Checklist of Environmental Impacts

1. Land Environment

Requirement	Compliance
<p>1.1. Will the existing land use get significantly altered from the project that is not consistent with the surroundings? (Proposed land use must conform to the approved Master Plan/Development Plan of the area. Change of land use if any and the statutory approval form the competent authority are submitted). Attach Maps of (i) site location, (ii) surrounding features of the proposed site (within 500 meters) and (iii) the site (indicating levels & contours) to appropriate scales.</p>	<ul style="list-style-type: none"> • The land use is for residential purpose as Development plan • The site is under the jurisdiction Mira Bahyandar Municipal Corporation. • The project is in the residential zone of high urban infrastructure region.
<p>1.2. List out all the major project requirements in terms of the land area, built up area, water consumption, power requirement, connectivity, community facilities, parking needs etc.</p>	<p>➤ Name & Location: Proposed residential development at old Survey No. 233(Pt.), 235(Pt.) and 256(Pt.) (new survey no. 66 (Pt.), 68(Pt.) and 69(Pt.)) at village Penkapada, Mira road, Thane.</p> <p>➤ Area Statement:</p> <ul style="list-style-type: none"> • Total plot area: 37,880.24 Sq.mt. • Net Plot area: 37,880.24 sq. mt. • FSI Area proposed: 2,44,659 sq. mt. • Total Non-FSI Area: 1,41,049.276 Sq.mt. <p>Total Construction Area: 3,85,708.276 Sq.mt</p> <p>➤ Water consumption:</p> <ul style="list-style-type: none"> ➤ Total Water Requirement; Domestic. Flushing , Irrigation = 2310 KLD ➤ Fresh water (CMD) & source:1486 KLD by MBMC (Mira-Bhayandar Municipal Corporation) ➤ Recycled water (CMD): 1663 KLD Flushing: 768 CMD Gardening: 56 CMD <p>➤ Power requirement:</p> <p>Operation phase: Maximum demand- 13104 KW</p> <p>Connected load- 49922 KW</p>

	<p>Source: MSEDCL 3 no of DG sets with 910 kVA (Cumulative capacity)</p> <p>➤ Parking requirement: No of parking: 1,858 No's of 4 wheelers & 6,222 No, of two-wheelers</p> <p>➤ Proposed Parking : 4 Wheelers = 2921 Nos. ➤ 2 Wheelers = 3036 Nos.</p> <p>➤ Width of all Internal roads (m):6 to 12 mt ➤ Occupancy load: 16685 nos. ➤ Solid Waste:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;">Type Of Waste</th> <th style="width: 40%;">Quantity (kg/day)</th> </tr> </thead> <tbody> <tr> <td>Biodegradable Waste</td> <td style="text-align: center;">3427</td> </tr> <tr> <td>Non-biodegradable Waste</td> <td style="text-align: center;">5141</td> </tr> </tbody> </table>	Type Of Waste	Quantity (kg/day)	Biodegradable Waste	3427	Non-biodegradable Waste	5141
Type Of Waste	Quantity (kg/day)						
Biodegradable Waste	3427						
Non-biodegradable Waste	5141						
1.3. What are the likely impacts of the proposed activity on the existing facilities adjacent to the proposed site? (Such as open spaces, community facilities, details of the existing landuse, disturbance to the local ecology)	The proposed activity will improve the basic infrastructure facilities of the area. Open spaces, community facilities are simultaneously being augmented in the surroundings.						
1.4. Will there be any significant land disturbance resulting in erosion, subsidence & instability? (Details of soil type, slope analysis, vulnerability to subsidence, seismicity etc may be given)	There is no significant land disturbance due to the project. The existing terrain has been retained.						
1.5. Will the proposal involve alteration of natural drainage systems? (Give details on a contour map showing the natural drainage near the proposed project site)	No change in the natural drainage pattern.						
1.6. What are the quantities of earthwork involved in the construction activity-cutting, filling, reclamation etc. (Give details of the quantities of earthwork involved, transport of fill materials from outside the site etc.)	The excavated material shall be reused for back filling. Road work, temporary works etc. to the maximum extent. The excess shall be transported be transported in covered trucks through vendors.						
1.7. Give details regarding water supply, waste handling etc. during the construction period.	During construction phase, water supply shall be met through tanker water. Solid waste shall be collected at designated locations on the site and handed over to MBMC						
1.8. Will the low lying areas &	No. There is no wetland in the project area						

wetlands get altered? (Provide details of how low lying and wetlands are getting modified from the proposed activity)

2. Water Environment

Requirement	Compliance
2.1. Give the total quantity of water requirement for the proposed project with the break-up of requirements for various uses. How will the water requirements met? State the sources & quantities and furnish a water balance statement.	<p>Construction Phase :</p> <p>During construction phase, water shall be supplied by tanker water.</p> <p><u>Operation Phase:</u> Total Water Requirement;</p> <ul style="list-style-type: none"> • Fresh water (CMD): 1486 KLD by Source: MBMC (Mira-Bhayandar Municipal Corporation) • Flushing: 768 CMD • Gardening: 56 CMD Source: Recycled water
2.2. What is the capacity (dependable flow or yield) of the proposed source of water?	For water supply, the project is dependent on MBMC & recycled water. Recycled water used for gardening & flushing.
2.3. What is the quality of water required, in case, the supply is not from a municipal source? (Provide physical, chemical, biological characteristics with class of water quality)	Being in well developed urban area, Water supply shall be from the Mira Bhayandar Municipal Corporation (MBMC).
2.4. How much of the water requirement can be met from the recycling of treated wastewater? (Give the details of quantities, sources and usage)	Total recycled Water from the project is 1663 KLD. All secondary water requirements like flushing(768 KLD) & gardening (56 KLD) shall be fulfilled by treated water from STP and balance treated water shall be discharged in Municipal drain.
2.5. Will there be diversion of water from other users? (Please assess the impacts of the project on other existing uses and quantities of consumption)	No
2.6. What is the incremental pollution load from wastewater generated from the proposed activity? (Give details of the quantities and composition of wastewater generated from the proposed activity)	1957 KLD wastewater shall be generated from domestic uses of residential units. Will be treated in STPs of different capacities and excess treated water remaining after in situ utilization for flushing and gardening shall be disposed off to Municipal drain.
2.7. Give details of the water requirements met from water harvesting? Furnish details of the facilities created.	Rainwater harvesting system to recharge ground water shall be proposed.

2.8. What would be the impact of the land use changes occurring due to the proposed project on the runoff characteristics (Quantitative as well as qualitative) of the area in the post construction phase on a long term basis? Would it aggravate the problems of flooding or water logging in any way?	The storm water runoff shall be properly channelized through designed Storm water drainage system and channelized towards rain water harvesting pits.
2.9. What are the impacts of the proposal on the ground water? (Will there be tapping of ground water; give the details of ground water table, recharging capacity, and approvals obtained from competent authority, if any)	There shall be no extraction of ground water. Post construction stage, Rain water harvesting system shall be provided to recharge the ground water.
2.10. What precautions/measures are taken to prevent the run-off from construction activities polluting land and aquifers? (Give details of quantities and the measures taken to avoid the adverse impacts)	Sediment traps/Silt basins shall be provided to arrest soil erosion.
2.11. How is the storm water from within the site managed? (State the provisions made to avoid flooding of the area, details of the drainage facilities provided along with a site layout indication contour levels)	Storm water drain of adequate size, constructed strictly in accordance to the governing authority regulations shall be provided to manage storm water from within the site.
2.12. Will the deployment of construction labourers particularly in the peak period lead to unsanitary conditions around the project site (Justify with proper explanation)	During construction phase the sewage generated shall be collected in septic tank/soak pits. Hence it will not lead to unsanitary conditions around the project site.
2.13. What on-site facilities are provided for the collection, treatment & safe disposal of sewage? (Give details of the quantities of wastewater generation, treatment capacities with technology & facilities for recycling and disposal)	The quantity of wastewater 1957 KLD generated from the project shall be treated in STP with different capacities and recycled water used for gardening and flushing purpose and excess to be disposed to Municipal drains.
2.14. Give details of dual plumbing system if treated wastewater is used for flushing of toilets or any other use.	Dual plumbing system shall be provided for use of treated wastewater for flushing operations.

3. Vegetation

Requirement	Compliance
3.1. Is there any threat of the project to the biodiversity? (Give a description of the local ecosystem with its unique features, if any)	There is no threat to the biodiversity due to the project under reference
3.2. Will the construction involve extensive clearing or modification of vegetation? (Provide a detailed account of the trees & vegetation affected by the project)	There are some trees out of them some will be cleared after getting Tree NOC; Total RG area Proposed: 3,788.024 sq.m at podium & addition softscape at ground –

	3257sqmt
3.3. What are the measures proposed to be taken to minimize the likely impacts on important site features (Give details of proposal for tree plantation, landscaping, creation of water bodies etc. along with a layout plan to an appropriate scale)	Trees shall be retained which are not affected by building lines. Compensatory tree plantation and new tree plantation shall be done as per tree NOC.

4. Fauna

Requirement	Compliance
4.1. Is there likely to be any displacement of fauna – both terrestrial and aquatic or creation of barriers for their movement? Provide the details.	No displacement of fauna - both terrestrial and aquatic
4.2. Any direct or indirect impacts on the avifauna of the area? Provide details.	No major impact on the avifauna of the area.
4.3. Prescribe measures such as corridors, fish ladders etc. to mitigate adverse impacts on fauna.	The project is located on landmass and there is no need to provide corridors and fish ladders etc.

5. Air Environment

Requirement	Compliance
5.1. Will the project increase atmospheric concentration of gases & result in heat islands? (Give details of background air quality levels with predicted values based on dispersion models taking into account the increased traffic generation as a result of the proposed constructions)	There shall be change in air environment during construction phase, which shall be temporary in nature. During the operational phase, there shall not be a significant increase in any atmospheric concentration of gases and shall not result in heat islands.
5.2. What are the impacts on generation of dust, smoke, odorous fumes or other hazardous gases? Give details in relation to all the meteorological parameters.	<p>During construction phase, Dust, Particulate Matter is the main pollutant, which may be generated during construction activities. Other emission sources are intermittent and include emissions of SO₂, NO_x and CO from materials transport of heavy vehicles on site etc. Proper upkeep and maintenance of vehicles, sprinkling of water on roads and construction site are some of the measures that would reduce the impact during construction phase.</p> <p>Sources of Air pollution During Operational phase :</p> <ul style="list-style-type: none"> • The gaseous emissions from vehicles • Emissions from DG set while in operation only during power failure <p>Mitigation Measures:</p> <ul style="list-style-type: none"> • The traffic congestion will be avoided by proper parking arrangement and maintaining smooth traffic flow • Regular PUC checkup for vehicles • Use of CPCB approved DG sets only

	<ul style="list-style-type: none"> Proper maintenance of DG sets shall be done <p>Plantation of trees to be done on site which will act as noise and dust buffer.</p>
5.3. Will the proposal create shortage of parking space for vehicles? Furnish details of the present level of transport infrastructure and measures proposed for improvement including the traffic management at the entry and exit to the project site.	No. Adequate parking has been proposed for residential buildings. Internal roads have been planned within the proposed complex for smooth entry and exit of vehicles.
5.4. Provide details of the movement patterns with internal roads, bicycle tracks, pedestrian pathways, footpaths etc., with areas under each category.	<ul style="list-style-type: none"> Provision of adequate well organized parking arrangement for parking. Entry & Exit to main road Proper internal road designed for avoiding traffic
5.5. Will there be significant increase in traffic noise & vibrations? Give details of the sources and the measures proposed for mitigation of the above.	The source of noise is mainly vehicular noise. The project proponents have proposed to provide well organized parking arrangement and maintaining smooth traffic flow, which would help in reducing traffic congestion and noise levels. Trees would act as noise barrier and will reduce the noise level.
5.6. What will be the impact of D.G. sets & other equipment on noise levels & vibration in & ambient air quality around the project site? Provide details.	<p>D.G. Set will be operated only in case of power failures and emergency only during operational phase for common amenities like staircase lighting lifts etc.</p> <p>D.G. sets are with inbuilt acoustic enclosures to reduce the noise of D.G. sets while in operation. Plantation of trees to be done on site would act as noise barrier and will reduce the noise level.</p>

6. Aesthetics

Requirement	Compliance
6.1. Will the proposed constructions in any way result in the obstruction of a view, scenic amenity or landscapes? Are these considerations taken into account by the proponents?	No.
6.2. Will there be any adverse impacts from new constructions on the existing structures? What are the considerations taken into account?	The proposed buildings are independent of existing buildings.
6.3. Whether there are any local considerations of urban form & urban design influencing the design criteria? They may be explicitly spelt out.	No.
6.4. Are there any anthropological or archaeological sites or artefacts nearby? State if any other significant features in the vicinity of the proposed site have been considered.	No.

7. Socio-Economic Aspects

Requirement	Compliance												
7.1. Will the proposal result in any changes to the demographic structure of local population? Provide the details.	This is a residential development there will be influx of 16685 persons												
7.2. Give details of the existing social infrastructure around the proposed project.	<table border="1"> <tbody> <tr> <td>1.</td> <td>Nearest Bus Station</td> <td>Srishti bus station</td> <td>300 m</td> </tr> <tr> <td>2.</td> <td>Nearest School</td> <td>St. Joseph High school</td> <td>500 m</td> </tr> <tr> <td>3.</td> <td>Nearest Market</td> <td>Asmita super Market</td> <td>1 Km</td> </tr> </tbody> </table>	1.	Nearest Bus Station	Srishti bus station	300 m	2.	Nearest School	St. Joseph High school	500 m	3.	Nearest Market	Asmita super Market	1 Km
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7.3. Will the project cause adverse effects on local communities, disturbance to sacred sites or other cultural values? What are the safeguards proposed?	Project will not cause adverse effects on local communities, disturbance to sacred sites or other cultural values.												

8. Building Materials

Requirement	Compliance
8.1. May involve the use of building materials with high-embodies energy. Are the construction materials produced with energy efficient processes? (Give details of energy conservation measures in the selection of building materials and their energy efficiency)	Maximum effort to procure the basic engineering materials like aggregate, cement, sand, blocks. etc locally shall be practised. Construction materials produced with energy efficient processes shall be taken into account.
8.2. Transport and handling of materials during construction may result in pollution, noise & public nuisance. What measures are taken to minimize the impacts?	<p>Mitigation Measures for Air Pollution during Construction Stage:</p> <ul style="list-style-type: none"> • Use of properly covered vehicles to carry construction material • All the contractors / Vendors instructed to use vehicles having PUC certificates • Loading and unloading of material at site done under supervision of Security staff • Storage of construction material at identified site/ temporary godowns at site • Water sprinkling for dust suppression. • To minimize the occupational health hazard, proper personal protective equipment (PPE) shall be provided to the workers.
8.3. Are recycled materials used in roads and structures? State the extent of savings achieved?	Inert excavated material used in filling work and construction of temporary structures to maximum extent.
8.4. Give details of the methods of collection, segregation & disposal of the garbage generated during the operation phases of the project.	<ul style="list-style-type: none"> • Segregation of non-biodegradable and biodegradable garbage on site • Bio degradable garbage: Treatment in OWC (Organic Waste Converter) • Non- biodegradable garbage shall be handed over to vendors for recycling • STP Sludge: Use as manure.

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9. Energy Conservation

Requirement	Compliance
9.1. Give details of the power requirements, source of supply, backup source etc. What is the energy consumption assumed per square foot of build-up area? How have you tried to minimize energy consumption?	<p>Power Supply: Connected Load = 49922 KW Demand Load = 13104KW</p> <p>Source of Power – MSEDCL / Adani</p> <p>DG sets shall be provided for emergency only.</p>
9.2. What type of, and capacity of, power back-up to you plan to provide?	DG set have been provided for backup power to emergency facilities.
9.3. What are the characteristics of the glass you plan to use? Provide specifications of its characteristics related to both short wave and long wave radiation?	Single glazed glass shall be proposed for windows.
9.4. What passive solar architectural features are being used in the building? Illustrate the applications made in the proposed project.	The basic building structure is designed in such a way that maximum natural light and adequate ventilation is provided. Horizontal shading in form of Chhajja is proposed.
9.5. Does the layout of streets and buildings maximize the potential for solar energy devices? Have you considered the use of street lighting, emergency lighting and solar hot water systems for use in the building complex?	Solar PV systems shall be proposed
9.6. Is shading effectively used to reduce cooling/heating loads? What principles have been used to maximize the shading of Walls on the East and West and the Roof? How much energy saving has been effected?	Horizontal shading devices in the form of chhajja shall be provided.
9.7. Do the structures use energy-efficient space conditioning, lighting and mechanical systems? Provide technical details. Provide details of the transformers and motor efficiencies, lighting intensity and air-conditioning load assumptions? Are you using CFC and HCFC free chillers? Provide specifications.	Building is naturally ventilated and hence no air conditioned system is proposed.
9.8. What are the likely effects of the building activity in altering the microclimates? Provide a self assessment on the likely impacts of the proposed construction on creation of heat islands & inversion effects?	Alteration of microclimate is not notable in this case. Systematic design of buildings in order to assure light ventilation, open spaces , tree plantation as per requirement are considered which will help to reduce heat island effect.

9.9. What are the thermal characteristics of the building envelope? (a) roof; (b) external walls; and (c) Fenestration? Give details of the material used and the U-values or the R-values of the individual components.	The proposed building is a residential building.
9.10. What precautions & safety measures are proposed against fire hazards? Furnish details of emergency plans.	Standard fire safety norms as prescribed by chief fire officer, MBMC will be followed.
9.11. If you are using glass as wall material, provide details and specifications including emissivity and thermal characteristics.	Glass will not be used as wall material
9.12. What is the rate of air infiltration into the building? Provide details of how you are mitigating the effects of infiltration.	The project is a naturally ventilated building. The dwelling units have been designed with adequate opening sizes for proper ventilation.
9.13. To what extent the non-conventional energy technologies are utilised in the overall energy consumption? Provide details of the renewable energy technologies used.	Solar PV system shall be proposed.

ENVIRONMENT MANAGEMENT PLAN

VEC		Source of Impact	Mitigation Measures
Air	Construction phase Construction related air emissions, including dust, on neighboring and nearby receptors.	All heavy construction activities. Movement of vehicles and transport of construction material. Site Preparation and other construction activities	Dust suppression <ul style="list-style-type: none"> • Internal unpaved roads shall be water sprinkled to suppress dust emitting from vehicular movement. • Wind breaks in the form of site barricades shall reduce the generation of fugitive dust from the site • All contractor shall be instructed to use PUC compliant vehicles.
	Operation phase	Emission from vehicular traffic, emissions from DG (standby),	<ul style="list-style-type: none"> • Green spaces shall be developed. • DG sets will be installed as per CPCB norms. • Plantations will be initiated along the periphery of the plot shall also minimize the impact of the project activities.
Groundwater	Groundwater contamination	Construction phase Wastewater generated from labour camp	Septic tank and soak pit shall be proposed for waste water.
		Operation phase Sewage disposal	Sewage generated (1957 KLD) will be treated in the proposed STPs of 2152 KLD cumulative capacity. The treated wastewater shall be used for flushing (768 KLD) and landscaping (56 KLD) purpose and excess will be discharged into municipal drain.
Surface Water	Surface water contamination	Construction phase Surface runoff from site during	Temporary Storm water drains along with silt traps/basins shall be proposed on site.

VEC		Source of Impact	Mitigation Measures											
		construction activity												
Land	Soil contamination	<p>Construction phase Disposal of construction debris.</p>	<p>The demolition debris screened and non-hazardous debris used to maximum extent on site for backfilling, internal roads, recycling etc and rest disposed by means of vendors.</p> <p>Excavation: The excavated soil used for backfilling to maximum extent and rest disposed by means of vendors.</p> <p>Management plan for construction debris as follows</p> <table border="1"> <thead> <tr> <th>Elements</th> <th>Management</th> </tr> </thead> <tbody> <tr> <td>Steel scrap</td> <td>It shall be sold to recycler</td> </tr> <tr> <td>Concrete</td> <td rowspan="2">It shall be used for backfilling, construction of temporary structures, pavement construction etc. The excess if any shall be disposed by means of vendors</td> </tr> <tr> <td>Blockwork</td> </tr> <tr> <td>Flooring/ Tiling/ Dado</td> <td>They shall be used for china mosaic treating on the roof. The excess if any shall be disposed by means of vendors</td> </tr> <tr> <td>Empty Cement bags</td> <td>They shall be sent for reusing and recycling.</td> </tr> </tbody> </table>	Elements	Management	Steel scrap	It shall be sold to recycler	Concrete	It shall be used for backfilling, construction of temporary structures, pavement construction etc. The excess if any shall be disposed by means of vendors	Blockwork	Flooring/ Tiling/ Dado	They shall be used for china mosaic treating on the roof. The excess if any shall be disposed by means of vendors	Empty Cement bags	They shall be sent for reusing and recycling.
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Empty Cement bags	They shall be sent for reusing and recycling.													
		<p>Operation phase Disposal of municipal solid waste.</p>	<ul style="list-style-type: none"> • Segregation of Biodegradable and Non-biodegradable waste into different bins shall be done by educating the occupants. • Biodegradable waste (3427 kg/day) will be collected and processed in Organic Waste Converter /equivalent machines. The compost generated shall be used as manure. • Non-biodegradable waste (5141 kg/day) will be handed over to local vendors or recyclers for recycling. 											
Flora & fauna (biological enviro)	Displacement of flora and fauna	<p>Construction phase Site development during construction</p>	<p>During construction, existing trees, which are proposed to be retained, will be preserved properly by taking necessary measures. New tree plantation will be done after completion of the construction phase and before starting operation phase.</p>											

VEC		Source of Impact	Mitigation Measures												
nment)		<u>Operation phase</u> Increase of green cover.	<table border="1"> <thead> <tr> <th>Specification</th> <th>Quantity</th> <th>Unit</th> </tr> </thead> <tbody> <tr> <td>Provided R.G.</td> <td>3788.40</td> <td>sq.mt.</td> </tr> <tr> <td>Trees to be cut</td> <td>152</td> <td>Nos.</td> </tr> <tr> <td>Total trees after completion of project</td> <td>929</td> <td>Nos.</td> </tr> </tbody> </table>	Specification	Quantity	Unit	Provided R.G.	3788.40	sq.mt.	Trees to be cut	152	Nos.	Total trees after completion of project	929	Nos.
Specification	Quantity	Unit													
Provided R.G.	3788.40	sq.mt.													
Trees to be cut	152	Nos.													
Total trees after completion of project	929	Nos.													
Socio-economic environment	Displacement of any community or economic resources	<u>Operation phase</u>	No. The project will provide employment opportunities to the locals in terms of labour during the construction. During operation phase service personnel will have ample opportunities.												
Traffic	Increase of vehicular traffic	<u>Construction phase</u> Heavy vehicular movement	Vehicular movement will be restricted to non-peak hours and adequate parking facility will be provided.												
		<u>Operation phase</u> Traffic due to the residents	Provision of multiple Entry / Exit. Entry/Exit through 30.60 wide existing roads.												

ANNEXURE I



Form 1A
By M/s Eversmile Properties Pvt. Ltd.

Building details:

1912 ANNEXURE-4

Minutes of the 160th meeting of the State Level Expert Appraisal Committee-II (MMR& Konkan Region) held on 09th & 10th December, 2021 through Video Conferencing (Cisco-WebEx)

Minutes of the 160th meeting of the State Level Expert Appraisal Committee-II (MMR& Konkan Region) held on 09th & 10th December, 2021 through Video Conferencing, (Day-2)

In view of present pandemic situation of COVID-19, SEIAA, Maharashtra has directed SEAC-2 to appraise the proposals by using information technology facilities. Hence, SEAC-2 initiated to appraise the proposals received from SEIAA through video conferencing technology on Cisco WebEx platform.

The following members were present.

Shri. Sudhir Khanapure	Chairman	09 th & 10 th December, 2021
Mr. Ramesh Bambale	Member	09 th & 10 th December, 2021
Dr. Ganesh Rasal	Member	09 th & 10 th December, 2021
Dr. Nitin Labhane	Member	09 th & 10 th December, 2021
Shri. Suryakant Nikam	Member Secretary	09 th & 10 th December, 2021

In view of present pandemic situation of COVID-19, Expert Members were expected to attend the meeting through online platform. However, Mr. Ramesh Bambale and Dr Nitin Labhane has attended meeting physically while Dr. Ganesh Rasal has attended meeting through online platform. Chairman welcomed the members to the 160th SEAC II Meeting.

Discussion Points:

1. The minutes of the earlier meeting were confirmed.
2. Agenda items were taken up for consideration.


Member Secretary


Chairman

Minutes of the 160th meeting of the State Level Expert Appraisal Committee-II (MMR& Konkan Region) held on 09th & 10th December, 2021 through Video Conferencing (Cisco-WebEx)

Item No.10: M/s. Eversmile Properties Pvt. Ltd. (SIA/MH/MIS/238569/2021)


Application for amendment in ToR Vide letter No. F.No.21-69/2020-IA-III, dated: 28/12/2020 for proposed Residential Development on Land Bearing Old Survey Nos. 233 (Pt.), 235(Pt.) & 256 (Pt.) (New Survey Nos. 66 (Pt.), 68 (Pt.) & 69 (Pt.)) At Village Penkarpada, District: Thane by M/s. Eversmile Properties Pvt. Ltd.

Introduction:

PP submitted the application for grant of amendment in earlier received Terms of Reference (ToR) for their proposed Residential Development project having total plot area of 37,880.34 Sq. Mtrs., BUA of 3,85,708.276 Sq. Mtrs. and FSI area of 2,44,659.300 Sq. Mtrs. PP proposes to construct 12 Nos. of residential buildings with commercial +retail areas having maximum height of 108.60 Mtrs. & Club house as mentioned at Sr.no.5 of the project detail.

Representative of PP was present during the meeting along with Environmental Consultant M/s. Enviro Analysts & Engineers Pvt. Ltd. The details of project are as mentioned below:

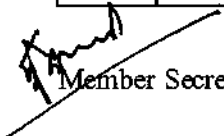
Sr. No.	Description	Details
1.	Plot Area (Sq. m)	37,880.34 sq.mt.
2.	FSI Area (Sq. m)	2,44,659.300 sq. mt.
3.	Non FSI Area (Sq. m)	1,41,048.976 sq. mt.
4.	Proposed Built up area (FSI + Non FSI) (Sq. m)	3,85,708.276 sq. mt.


Member Secretary


Chairman

Minutes of the 160th meeting of the State Level Expert Appraisal Committee-II (MMR& Konkan Region) held on 09th & 10th December, 2021 through Video Conferencing (Cisco-WebEx)

5.	Building configuration	Tower		Configuration	Height of the Bldg.
		No.			
		A		2B - Ground - 1 st Podium - 2 nd Podium - 1st to 22 nd floor	102.60
		B		2B - Ground - 1 st Podium - 2 nd Podium - 1st to 22 nd floor	102.60
		C		2B - Ground/Shopping - 1 st Podium/Shopping - 2 nd Podium - 1st to 22 nd floor	102.60
		D		2B - Ground/Shopping - 1 st Podium/Shopping - 2 nd Podium - 1st to 22 nd floor	102.60
		E		2B - Ground - 1 st Podium - 2 nd Podium - 1st to 21 st floor	102.70
		F		2B - Ground - 1 st Podium - 2 nd Podium - 1st to 21 st floor	102.70
		G		2B - Ground - 1 st Podium - 2 nd Podium - 1st to 21 st floor	102.70
		H		2B - Ground - 1 st Podium - 2 nd Podium - 1st to 21 st floor	102.70
		I		2B - Ground - 1 st Podium - 2 nd Podium - 1st to 21 st floor	102.65
		J		2B - Ground - 1st to 22 nd floor	102.75
		K		2B - Ground - 1 st Podium - 2 nd Podium - 1st to 22 nd floor	102.60
L		2B - Ground - 1 st Podium - 2 nd Podium - 1st to 22 nd floor	102.60		
6.	No. of Tenements and shops	3438 Nos.			
7.	Total population	16685 Nos.			
8.	Total Water requirement CMD	2310 KLD			
9.	Sewage generation CMD	1957 KLD			
10.	STP Capacity & Technology	630 KLD, 894 KLD, 700 KLD Technology - MBBR			
11.	STP location	Ground			
12.	Total Solid waste quantities	Biodegradable waste = 3427 kg/day Non-biodegradable waste = 5141 kg/day Total solid waste = 8568 kg/day			
13.	RG Area in Sq.m	RG area required (10 % of plot area)	3788.0		
		Proposed RG Area on Podium	3788.03		
14.	Power Requirement	During Operation phase-			
		Details			
		Connected Load (KW)	49922 kW		
	Demand Load (KW)	13104 kW			
15.	Energy Efficiency	Will be studied during EIA			

 Member Secretary

 Chairman

Minutes of the 160th meeting of the State Level Expert Appraisal Committee-II (MMR& Konkan Region) held on 09th & 10th December, 2021 through Video Conferencing (Cisco-WebEx)

16.	DG sets capacities	3 No. of 910 kVA
17.	Parking 4W & 2W	4 Wheelers – 2921 Nos. 2 Wheelers – 3036 Nos
18.	Rain water harvesting Scheme	Will be studied during EIA
19.	Project Cost in (Cr.)	Rs 1,342.31 Cr
20.	EMP Cost	Will be studied during EIA
21.	CER Details with Justification if any	OM dated 30.9.2020 U/n F.No- 22-65/2017.IA.III supersedes earlier OM under even number dated 1st May, 2018 regarding guidelines in respect to CER


Deliberation:

PP informed that the project had received earlier ToR vide letter No.F.No.21-69/2020-IA-III, dated 28/12/2020 from EAC, MoEF & CC for plot area of 37,880.24 Sq.Mtrs., total built up area of 3,25,221.92 Sq.Mtrs. for 10 Nos. of residential buildings & 2 towers of Multi-level car parking. Accordingly, PP has prepared EIA and submitted for appraisal in 154th meeting of SEAC-2 held on 4th & 5th October, 2021.

In 154th meeting, committee noticed that the ToR was issued by MoEF & CC to the project for 10 Nos. of residential buildings & 2 towers of Multi-level car parking, while PP has submitted EIA prepared for 12 Nos. of residential buildings for appraisal and that is not in consistence with the building configuration mentioned in ToR letter issued by MoEF & CC. Committee has brought this anomaly/discrepancy to the notice of PP and accredited consultant & asked PP to obtain amendment in earlier issued ToR for revised building configuration & submit revise EIA report accordingly. Therefore, the proposal is deferred.

PP informed that as per suggestion of committee in 154th meeting, they have applied for amendment in earlier received ToR.

The project proposal was discussed on the basis of presentation made and documents submitted by the proponent along with Environmental Consultant M/s. Enviro Analysts & Engineers Pvt. Ltd. All issues related to environment, including air, water, land, soil, ecology and biodiversity and social aspects were discussed. Committee noted that the project is under 8(b) B1 category of EIA Notification, 2006. Consolidated statements, Form-1, IA, presentation & plans submitted are taken on the record.

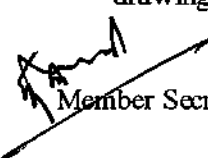

Member Secretary


Chairman

Minutes of the 160th meeting of the State Level Expert Appraisal Committee-II (MMR& Konkan Region) held on 09th & 10th December, 2021 through Video Conferencing (Cisco-WebEx)

During discussion following points emerged:

1. PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions thereunder as per the circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to obtain following NOCs & remarks:
 - a) Water NOC; b) Sewer Connection; c) Storm Water Drain Remarks; d) CFO NOC; e) Tree NOC.
3. PP to obtain CRZ NOC. PP to ensure that activities those are allowed and approved in CRZ NOC which is to be obtained, only will be incorporated in proposal.
4. PP to submit details of socio-economic infrastructure existing around the site with their proposed development.
5. PP to submit Master/coordinated layout showing all environmental services along with dimensions. PP to provide separate entry/exist for residential & all proposed reservations. PP to ensure that all services are accessible & provide separate service corridor for their maintenance.
6. PP to submit Fire Tender Movement Plan showing clear road width of six meters and turning radius of nine meters; PP to submit cross section of roads at four places showing clear road width, side margins provided from building line/compound wall etc for services like drainage lines, plantation, parking etc.
7. PP to carry out Traffic Impact Study in detail including,
 - a) Traffic Management Plan for the development – Internal circulation with road width.
 - b) Traffic Volume Counts and Turning Movement Counts on all the external surrounding roads of the proposed project.
 - c) Topographic details of roads and intersections.
 - d) Traffic generation per day/peak hour, V/c ratio with reference to present capacity of roads, V/c Ratio with reference to future capacity of widened roads.
 - e) Inventory of open spaces for parking as per DCR/area provided/car as per MoEF construction manual.
 - f) Proper drawings and sketches showing road geometry and traffic volume diagrams etc.
8. PP to provide Two-wheeler & Four -wheeler parking as per prevailing GDC Regulations and separate parking layout and parking statement of all buildings including Rehab, Sale, MHADA & all proposed Reservations as per NBC norms. PP to ensure that minimum 25 % four-wheeler and two-wheeler Parking's should be equipped with electric Charging facilities
9. PP to include study of Marine ecology & Mangrove/ Marshy area in biodiversity chapter in EIA along with following:
 - a) PP to provide mandatory RG area as per prevailing norms on virgin land and submit the drawing with calculations.


Member Secretary


Chairman

Minutes of the 160th meeting of the State Level Expert Appraisal Committee-II (MMR& Konkan Region) held on 09th & 10th December, 2021 through Video Conferencing (Cisco-WebEx)

- b) PP to provide even distribution of RG all around the proposed project. PP to submit RG wise tree plantation plan & ensure that maximum Nos. of indigenous species of trees are to be planted.
 - c) PP to ensure that Club house & services developed in RG area is as per prevailing DCR rules.
 - d) PP to provide two tier plantations along the CRZ area/MHADA building site.
 - e) PP to explore Miyawaki forest within the project premises & include the cost of same in EMP.
 - f) PP to submit earlier tree plantation details.
10. PP to carry wind analysis, shadow analysis, light ventilation analysis as well as carbon emission & foot printing study. PP to incorporate mitigation measures suggested in all above studies during construction & operation of the project to reduce heat island effect.
 11. PP to take adequate locations and samples of air, water, noise for their baseline studies required for EIA preparation.
 12. PP to carry out detail hydro geological & contour survey including surrounding areas. PP to submit total run off calculations before development and after development of land. PP to submit a plan showing internal storm water drain up to final disposal point along with drawings showing dimensions. PP to submit rain water harvesting details.
 13. PP to submit details of design basis report of all STP's with cross section drawing showing dimensions and ground level; PP to mark the area required for STP on master layout with dimensions; PP should provide STPs minimum 40% open to sky. PP to submit detail plan with NOC for disposal of excess treated water & ensure that treated sewage water discharge is reduced to 35% to sewer line. PP to submit audit reports of existing STPs.
 14. PP to submit detail solid waste management Plan along with layout including separate area provided for E-waste disposal & personal protective equipment used by residents considering the COVID pandemic. PP to provide adequate capacity OWCs & submit design basis report of OWCs along with layout. PP to submit separate chapter regarding Solid Waste Management in EIA. PP to submit audit reports of existing OWCs.
 15. PP to submit details energy calculation with terrace floor plan in accordance with shadow analysis done & ensure that the energy savings from renewable sources shall be minimum 5%.
 16. PP to submit basement ventilation and air circulation plan in the proposed basements of the buildings. PP to explore to provide duct for natural ventilation in basements.
 17. PP to provide UGT's of all proposed buildings such that top of the tank flush to the ground and submit cross sections of all UGT's showing ground level.
 18. PP to provide portable STP for workers during construction phase. PP to adopt water conservation measures in operation phase by providing Low Flow Devices (LFD) as plumbing fixtures. Accordingly, revise EMP of Construction & Operation phase.
 19. PP to submit site specific executable and auditable EMP along with implementation plan and to provide environmental management cell provision for construction and operation phase.


Member Secretary


Chairman

Minutes of the 160th meeting of the State Level Expert Appraisal Committee-II (MMR& Konkan Region) held on 09th & 10th December, 2021 through Video Conferencing (Cisco-WebEx)

PP to prepare & submit project specific DMP with their monetary provision& include cost of DMP in EMP.

20. PP to obtain NOC from competent authority with reference to Thane creek flamingo sanctuary, if required.

21. PP to also refer all other conditions mentioned in earlier issued ToR dated 28/12/2020 & standard ToR published by MoEF vide order dated 10/04/15 in addition to above.

Decision:

In view of above discussion and subject to compliance of above specific ToR points, the proposal is recommended to SEIAA for grant of amendment in Term of Reference (ToR) dated 28/12/2020 issued earlier to the project.


Member Secretary


Chairman

1919 ANNEXURE-5

Minutes of 238 meeting (Day 4) of SEIAA held on 21.02.2022

Item no. 28

Proposal No.: - SIA/MH/MIS/238569/2021 **Type of Project:** Amend. ToR

Subject- Environment Clearance for proposed Residential Development On Land Bearing Old Survey Nos. 233(Pt.), 235(Pt.) & 235(Pt.) (New Survey Nos. 66 (pt.), 68(pt.) & 69 (pt.) At Village Penkarpada, District : Thane by M/s. Ever smile Properties Pvt. Ltd.

Project Details-

PP submitted the application for grant of amendment in earlier received Terms of Reference (ToR) for their proposed Residential Development project having total plot area of 37,880.34 Sq. Mtrs, BUA of 3,85,708.276 Sq. Mtrs and FSI area of 2,44,659.300 Sq. Mtrs PP proposes to construct 12 Nos. of residential buildings with commercial + retail areas having maximum height of 108.60 Mtrs. & Club house as mentioned at Sr. No. 5 of the project detail.

Representative of PP was present during the meeting along with Environmental Consultant M/s. Enviro Analysts & Engineers Pvt. Ltd. The details of Project are as mentioned below:

Sr. No.	Description	Details		
1.	Plot Area (Sq. m)	37,880.34 Sq. Mtrs		
2.	FSI Area (Sq. m)	2,44,659.300 Sq. Mtrs		
3.	Non FSI Area (Sq. m)			
4.	Proposed Built up area (FSI + Non FSI) (Sq. m)S	3,85,708.276 Sq. Mtrs		
5.	Building Confirmation	No.	Configuration	Ht of building
		A.	2B+ ground+ 1Podium+Stilt+1 st to 33th Floor	108.60
		B.	2B+ ground+ 1Podium+Stilt+1 st to 33th Floor	108.60
		C.	2B+ ground+ 1Podium+Stilt+1 st to 33th Floor	108.60
		D.	2B+ ground+ 1Podium+Stilt+1 st to 33th Floor	108.60
		E.	2B+ ground+ 1Podium+Stilt+1 st to 30th Floor	99.75
		F.	2B+ ground+ 1Podium+Stilt+1 st to 30th Floor	99.75
		G.	2B+ ground+ 1Podium+Stilt+1 st to 30th Floor	99.75
		H.	2B+ ground+ 1Podium+Stilt+1 st to 30th Floor	99.75
		I.	2B+ ground+ 1Podium+Stilt+1 st to 8th Floor	34.85
		J.	2B+ ground+ 1Podium+Stilt+1 st to 6th Floor	28.95

		K.	2B+ ground+ 1Podium+Stilt+1 st to 8th Floor	34.85
		L.	2B+ ground+ 1Podium+Stilt+1 st to 8th Floor	34.85
		12	Total	
6.	No. of Tenements and shops	3438 Nos.		
7.	Total Population	16685 Nos.		
8.	Total Water requirement CMD	2310 KLD		
9.	Sewage generation CMD	1957 KLD		
10.	STP Capacity & Technology	630 KLD, 894 KLD, 700 KLD Technology - MBBR		
11.	STP location	Ground		
12.	Total Solid waste quantities	Biodegradable waste = 3427 kg/kay Non- biodegradable waste = 5141 kg/day Total solid waste = 8568 kg/day		
13.	RG Area in Sq.m	RG Area required (10 % of plot area)	3788.0	
		Proposed RG Area on Podium	3788.03	
14.	Power Requirement	During Operation phase-		
		Details		
		Connected Load (KW)	49922 KW	
		Demand Load (KW)	13104 KW	
15.	Energy Efficiency	Will be studied during EIA		
16.	DG sets capacity	3 No. of 910 KVA		
17.	Parking 4W & 2W	4 Wheelers - 2921 Nos. 2 Wheelers - 3036 Nos.		
18.	Rain water harvesting scheme	Will be studied during EIA		
19.	Project Cost in (Cr.)	Rs. 1,342.31Cr.		
20.	EMP Cost	Will be studied during EIA		
21.	CER Details with	OM dated 30.09.2020 U/n F. No.- 22-65/2017. IA. III supersedes earlier OM under even number dated 1st May, 2018 regarding guidelines in respect to CER.		

	justification if any	
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PP informed that the project had received earlier ToR vide letter No. F. No. 21-69/2020-IA III, dated 28/12/2020 from EAC, MoEF & CC for plot area of 37,880.24 Sq.Mtrs., total built up area of 3,25,221.92 Sq.Mtrs. for 10 Nos. of residential buildings & 2 tower of Multi-level car parking. Accordingly, PP has prepared EIA and submitted for appraisal in 154th meeting of SEAC-2 held on 4th & 5th October, 2021.

In 154th meeting, committee noticed that the ToR was issued by MoEF & CC to the project for 10 Nos. of residential buildings & 2 towers of Multi-level car parking, while PP has submitted EIA prepared for 12 Nos. of residential buildings for appraisal and that is not in consistence with brought this anomaly/discrepancy to the notice of PP and accredited consultant & asked PP to obtain amendment in earlier issued ToR for revised building configuration & submit revise EIA report accordingly. Therefore, the proposal is deferred.

PP informed that as per suggestion of committee in 154th meeting, they have applied for amendment in earlier received ToR.

The project proposal was discussed on the basis of presentation made and documents submitted by the proponent along with Environmental Consultant M/S. Enviro Analyst & Engineers Pvt. Ltd. All issues related to environment, including air, water, land, soil, ecology and biodiversity and social aspects were discussed. Committee noted that the project is under 8(b) B1 category of EIA Notification, 2006. Consolidated statement, Form-1, 1A, presentation & plans submitted are taken on the record.

During discussion following points emerged:

1. PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions thereunder as per the circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to obtain following NOCs remarks:
 - a) Water NOC b) Sewer Connection, c) Storm Water Drain Remarks, d) CFO NOC, e) Tree NOC.
3. PP to obtain CRZ NOC. PP to ensure that activities those are allowed and approve in CRZ NOC which is to be obtained, only will be incorporated in proposal.

4. PP to submit details of socio-economic infrastructure existing around the site with their proposed development.
5. PP to submit Master/coordinated layout showing all environmental services along with dimensions. PP to provide separate entry/exist for residential & all proposed reservations. PP to ensure that all services are accessible & provide separate service corridor for their maintenance.
6. PP to submit Fire Tender Movement Plan showing clear road width of six meters and turning radius of nine meters: PP to submit cross section of roads at four places showing clear road width, side margins provided form blinding line/compound wall etc. for services like drainage lines, plantation, parking etc.
7. PP to carry out Traffic Impact Study in detail including,
 - a) Traffic Management Plan for the development- internal circulation with road width.
 - b) Traffic Volume Counts and Turning Movement Counts on all the external surroundings roads of the proposed project.
 - c) Topographic details of roads and intersections.
 - d) Traffic generation per day/peak hour, V/c ratio with reference to present capacity of roads, V/c Ratio with reference to future capacity of widened roads.
 - e) Inventory of open spaces for parking as per DCR/area provided/car as per MoEF construction manual.
 - f) Proper drawing and sketches showing road geometry and traffic volume diagrams etc.
8. PP to provide Two-wheeler & Four-wheeler parking as per prevailing GDC Regulations and separate parking layout and parking statement of all buildings including Rehab, Sale, MHADA & all proposed Reservations as per NBC norms. PP to ensure that minimum 25% four-wheeler and two-wheeler Parking's should be equipped with electric charging facilities.
9. PP to include study of Marine ecology & Mangrove/Marshy area in biodiversity chapter in EIA along with following:
 - a) PP to provide mandatory RG area as per prevailing norms on virgin land and submit the drawing with calculations.
 - b) PP to provide even distribution of RG all around the proposed project. PP to submit RG wise tree plantation plan & ensure that maximum Nos. of indigenous species of trees are to be planted.
 - c) PP to ensure that Club house & services developed in RG area is as per prevailing DCR rules.

- d) PP to provide two tier plantations along the CRZ area/MHADA building site.
 - e) PP to explore Miyawaki forest within the project promises & include the cost of same in EMP.
 - f) PP to submit earlier tree plantation details.
10. PP to carry wind analysis, shadow analysis, light ventilation analysis as well as carbon emission & foot printing study. PP to incorporate mitigation measures suggested in all above studies during construction & operation of the project to reduce heat island effect.
 11. PP to make adequate locations and samples of air, water, noise for their baseline studies required for EIA preparation.
 12. PP to carry out detail hydro geological & counter survey including surrounding areas. PP to submit total run off calculations before development and after development of land. PP to submit a plan showing internal storm water drain up to final disposal point along with drawings showing dimensions. PP to submit rain water harvesting details.
 13. PP to submit details of design basis report of all STP's with cross section drawing showing dimensions and ground level. PP to mark the area required for STP on master layout with dimensions. PP should provide STP's minimum 40% open to sky. PP to submit detail plan with NOC for disposal of excess treated water & ensure that treated sewage water discharge is reduced to 35% to sewer line. PP to submit audit reports of existing STP's.
 14. PP to submit detail solid waste management Plan along with layout including separate area provided for E-waste disposal & personal protective equipment used by residents considering the COVID pandemic. PP to submit separate chapter regarding Solid Waste Management in EIA. PP to submit audit reports of existing OWCs.
 15. PP to submit details energy calculation with terrace floor plan in accordance with shadow analysis done & ensure that the energy saving from renewable sources shall be minimum 5%.
 16. PP to submit basement ventilation and air circulation plan in the proposed basements of the building. PP to explore to provide duct for natural ventilation in basements.
 17. PP to provide UGT's of all proposed buildings such that top of the tank flush to the ground and submit cross sections of all UGT's showing ground level.
 18. PP to provide portable STP for workers during construction phase. PP to adopt water conservation measure in operation phase by providing

Low Flow Devices (LED) as plumbing fixtures. Accordingly, revise EMP of Construction & Operation phase.

19. PP to submit site specific executable and auditable EMP along implementation plan and to provide environmental management cell provision for construction and operation phase. PP to prepare & submit project specific DMP with their monetary provision & include cost of DMP in EMP.
20. PP to obtain NOC from competent authority with reference to Thane creek flamingo sanctuary, if required.
21. PP to also refer all other conditions mentioned in earlier issued ToR dated 28/12/2020 & standard ToR published by MoEF vide order dated 10/04/2015 in addition to above.

Recommendations of SEAC -

In view of above discussion and subject to compliance of above specific ToR points, the proposal is recommended to SEIAA for grant of Amendment in Term of Reference (ToR) dated 28/12/2020 issued earlier to the project.

Deliberation in SEIAA-

Project had received earlier ToR vide letter No.F.No. 21-69/2020-IA-III, dated 28/12/2020 from EAC, MoEF & CC for plot area of 37,800.24 Sq. Mtrs., total built up area of 3,25,221.92 Sq.Mtrs. for 10 Nos. of residential buildings & towers of Multi-level car parking. Now, due to change in planning PP applied for amendment in ToR dated 28.12.2020 with total plot area of 37,880.34 Sq.Mtrs., BUA of 33,85,708.276 Sq. Mtrs and FSI area of 2,44,659.300 Sq. Mtrs. Proposal is considered by SEAC-2 in its 160th meeting and recommended for grant of ToR. SEIAA after deliberation decided to grant amendment in ToR as per the recommendation of SEAC.

SEIAA Decision -

SEIAA after deliberation decided to grant amendment in ToR.

Member Secretary

Chairman

1925
ANNEXURE-6

**EVERSMILE PROPERTIES
PRIVATE LIMITED**

To,
The Member Secretary,
SEIAA, Maharashtra
New Administrative Building,
Nariman Point, Mumbai-400037.

Subject: Environmental Clearance For Proposed Residential Development On Land Bearing Old Survey Nos. 233 (Pt.) ,235 (Pt.) & 256 (Pt.) New Survey Nos. 66 (Pt.),68 (Pt.) &69 (Pt.) of village Penkarpada, at Mira Road, District Thane.

_____ Submission of EIA for issuance of EC

Ref.: 1. ToR issued by MOEF&CC under number 21-69/2020-IA-III dated 28th December 2020.
2. ToR approved by SEIAA vide application SIA.MH/MIS/238569/2021 during their 238th meeting held on 21.02.2022.

Dear Madam,

The abovementioned project is falling under Category B-1 not attracting General Conditions and serial number 8(b) of the Schedule to EIA Notification dated 14th September 2006. Accordingly, vide reference above ToR is obtained for the project. EIA in accordance with the ToR is submitted herewith.

We, hereby, submit, EIA Form 1, Form 1A & Annexures.

We request for early listing of the proposal for appraisal by SEAC-II and SEIAA.

Kindly do needful at earliest about Environmental Clearance.

Thanking you,

Yours faithfully,

For Eversmile Properties Pvt. Ltd.


Authorized Signatory

Form 1

By M/s Eversmile Properties Pvt. Ltd.

FORM-1**(I) Basic Information**

Sr. No.	Item	Details
1	Name of the Project	Proposed Residential Development On Land Bearing Old Survey Nos. 233 (Pt.) ,235(Pt.) & 256 (Pt.) (New Survey Nos. 66 (Pt.),68 (Pt.) &69 (Pt.)) At Village Penkarpada, District :Thane
2	S. No. in the Schedule	8 (b)
	Proposed capacity/area /length/tonnage to be handled/command area/lease area/ number of wells to be drilled	<ul style="list-style-type: none"> • Total plot area: 37,880.43 Sq.mt. • Net Plot area: 37,880.43 sq. mt. • FSI Area proposed: 185303.99 sq. mt. • Total Non-FSI Area: 138352.19 Sq.mt. • Total Construction Area: 323656.18 Sq.mt
4	New/Expansion/Modernization	New project
5	Existing Capacity/Area etc.	It is a new project
6	Category of Project i.e. 'A' or 'B'	'B'
7	Does it attract the general condition? If Yes, Please specify	No
8	Does it attract the specific condition? If yes, Please specify	No
9	Location	
	Plot/Survey/Khasra No.	Proposed residential development at old Survey No. 233 (Pt.), 235(Pt.) and 256(Pt.) (new survey no. 66(Pt.), 68(Pt.) and 69(Pt.)) at village Penkarpada, Mira road, Thane.
	Village	Penkarpada
	Tehsil	Thane
	District	Thane
	State	Maharashtra
10	Nearest railway station/airport along with distance in kms.	Mira Road Railway Station
11	Nearest Town, City, District Headquarters along with distance in kms.	Mira Road
12	Village Panchayats, Zilla Parishad, Municipal Corporation, Local body (complete postal addresses with telephone nos. to be given)	Mira-Bhayandar Municipal Corporation (MBMC)
13	Name of the applicant	Mr. Parag Saraiya
14	Registered Address	101, Kalpataru Synergy, Opp. Grand Hyatt, Santacruz (E), Mumbai 400 055.
15	Address for Correspondence:	As above
	Name	Mr. Parag Saraiya
	Designation(Owner/Partner/CEO)	101, Kalpataru Synergy, Opp. Grand Hyatt, Santacruz (E),
	Address	Mumbai 400 055.
	Pin Code	

Form 1

By M/s Eversmile Properties Pvt. Ltd.

	E-mail	eversmile@kalpataru.com
	Telephone No.	022 30645000
	Fax No.	022 30643131
16	Details of Alternative Sites examined, If any. Location of these sites should be shown on a topo sheet	NA.
17	Interlinked Projects	No
18	Whether separate application of interlinked project has been submitted?	Not applicable
19	It yes, date of submission	Not applicable
20	If no, reason	Not applicable
21	Whether the proposal involves approval/clearance under: if yes, details of the same and their status to be given. (a) The Forest (Conservation) Act, 1980? (b) The Wildlife (Protection) Act, 1972? (c) The C.R.Z. Notification, 1991?	NA Yes
22	Whether there is any Government Order/Policy relevant/relating to the site?	NA
23	Forest land involved (hectares)	Nil
24	Whether there is any litigation pending against the project and/or land in which the project is propose to be set up? (a) Name of the Court (b) Case No. (c) Orders/directions of the Court, if any and its Relevance with the proposed project.	No

* Capacity corresponding to sectoral activity (such as production capacity for manufacturing, mining lease area and production capacity for mineral production, area of mineral exploration, length for linear transport infrastructure, generation capacity for power generation etc.)

(II) Activity

- 1. Construction, operation or decommissioning of the Project involving actions, which will cause physical changes in the locality (topography, land use, changes in water bodies, etc.)**

Form 1

By M/s Eversmile Properties Pvt. Ltd.

Sr. No.	Information/Checklist Confirmation	Yes/No	Details thereof (with approximate quantities/ rates, wherever possible) with source of information data
1.1	Permanent or temporary change in land use, land cover or topography including increase in intensity of land use (with respect to local land use plan)	No	As per the development plan, the land is under Residential Zone. The proposed project is residential project. Therefore, no change in land use.
1.2	Clearance of existing land, vegetation and building?	Yes	Trees which are falling under proposed building line shall be cut as per tree NOC.
1.3	Creation of new land uses	No	As per the development plan, the land is under Residential Zone.
1.4	Pre-construction investigations e.g. bore houses, soil testing?	Yes	Detailed feasibility studies have been carried out. Geotechnical Report is prepared for the proposed project.
1.5	Construction works?	Yes	It is a pre-dominantly residential development with shop line.
1.6	Démolition Works?	No	There are no structures existing on plot.
1.7	Temporary sites used for construction works or housing of construction workers?	Yes	A small portion of plot area shall be reserved for material storage and temporary housing of laborers.
1.8	Above ground buildings, structures or earthworks including linear structures, cut and fill or excavations	Yes	The above ground structure shall comprise of total 12 No. of buildings which are pre-dominantly residential buildings.
1.9	Underground works including mining or tunneling?	No	No underground works including mining or tunnelling is proposed.
1.10	Reclamation works?	No	Not Applicable
1.11	Dredging?	No	Not Applicable
1.12	Offshore structures?	No	Not Applicable
1.13	Production and manufacturing Process?	No	Not Applicable
1.14	Facilities for storage of goods or materials?	Yes	Temporary sheds shall be constructed for the storage of construction materials during construction phase as per the material requirement.
1.15	Facilities for treatment or disposal of solid waste or liquid effluents?	Yes	<u>SOLID WASTE:</u> Total 5905 kg/day solid waste is expected to be generated in the project. Bio – degradable waste of 2362 kg/day is expected to be treated in OWC for manure. Remaining solid waste consisting of Non – Biodegradable waste: 3543 kg/day is proposed to be handed over to vendors for recycling to the extent possible.

Form 1

By M/s Eversmile Properties Pvt. Ltd.

Sr. No.	Information/Checklist Confirmation	Yes/No	Details thereof (with approximate quantities/ rates, wherever possible) with source of information data
			<p>SEWAGE: 1455 KLD wastewater generated from the site is proposed to be treated in STP. The treated water will be utilized for flushing & landscaping. The excess treated water shall be discharged to Municipal drain. The sludge shall be reused for landscaping</p>
1.16	Facilities for long term housing of operational workers?	No	--
1.17	New road, rail or sea traffic during construction of operation?	No	--
1.18	New road, rail, air waterborne or other transport infrastructure including new or altered routes and stations, ports, airports etc.?	No	--
1.19	Closure or diversion of existing transport routes or infrastructure leading to changes in traffic movements?	No	--
1.20	New or diverted transmission lines or pipelines?	No	--
1.21	Impoundment, damming, culverting, realignment or other changes to the hydrology of watercourses or aquifers?	No	Not Envisaged.
1.22	Stream crossings?	No	There is no stream passing through the site.
1.23	Abstraction or transfers of water from ground or surface waters?	No	Water from tankers will be provided during construction phase. MBMC will provide water during operation phase.
1.24	Changes in water bodies or the land surface affecting drainage or run-off	No	There are no water bodies involved. There shall be change in the storm water runoff due to finished surfaces as well as the drainage pattern due to the occupancy of the residents.
1.25	Transport of personnel or materials for construction, operation or decommissioning?	Yes	Transport of construction materials Precautions taken to reduce the impact of the vehicular movement by trying to avoid the vehicular trips during peak hours
1.26	Long-term dismantling or decommissioning or restoration works?	No	--
1.27	Ongoing activity during decommissioning which could have an impact on the	No	--

Form 1

By M/s Eversmile Properties Pvt. Ltd.

Sr. No.	Information/Checklist Confirmation	Yes/No	Details thereof (with approximate quantities/ rates, wherever possible) with source of information data
	environment?		
1.28	Influx of people to an area in either temporarily or permanently?	Yes	<p>Construction Phase: During the construction phase laborers shall be provided temporary accommodation.</p> <p>Operation Phase: After completion of the project, the total occupancy of the project is expected to be approx. 11602 Nos.</p>
1.29	Introduction of alien species?	No	--
1.30	Loss of native species or genetic diversity?	No	--
1.31	Any other actions?	No	--

2. Use of Natural resources for construction or operation of Project (such as land, water, materials or energy, especially any resources which are non-renewable or in short supply).

Sr. No.	Information/Checklist Confirmation	Yes/No	Details thereof (with approximate quantities/ rates, wherever possible) with source of information data
2.1	Land specially undeveloped or agricultural land (ha)	No	The land is in highly developed infrastructure area under the jurisdiction of Municipal Corporation of Mira- Bhayandar.
2.2	Water (expected source & competing users) unit KLD	Yes	<p>During Construction Phase –</p> <ul style="list-style-type: none"> • For Workers: 30 KLD (Source: From MBMC/ potable tanker water) • For Construction: From Water tankers : 20 – 30 KLD (depending on construction activity) <p>Note: the actual water requirement may vary as per the actual requirement.</p> <p>During Operational Phase –</p> <ul style="list-style-type: none"> • Domestic water.: 1103 KLD • Flushing water from STP Recycled water.: 572 KLD • Gardening from STP Recycled water: 30 KLD
2.3	Minerals (MT)	No	--
2.4	Construction material – stone, aggregates, and/soil (expected source-MT)	Yes	Maximum attempt shall be made to procure construction materials from local vendors.

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By M/s Eversmile Properties Pvt. Ltd.

2.5	Forests and timber (source-MT)	Yes	Wood will be used for doors.								
2.6	Energy including electricity and fuels (source, competing users) Unit: fuel (MT), energy (MW)	Yes	<p>During Constructional Phase – Connected Load: 150 KW (Estimated) Source: MSEDCL D.G. Sets: as per requirement</p> <p>During Operational Phase – Source: MSEDCL</p> <table border="1"> <thead> <tr> <th>Component</th> <th>Values</th> </tr> </thead> <tbody> <tr> <td>Connected load</td> <td>37788 KW</td> </tr> <tr> <td>Maximum demand</td> <td>10674 KW</td> </tr> <tr> <td>D.G. sets (for emergency back up during power failure)</td> <td>3 no of DG sets with 910 kVA (Cumulative capacity)</td> </tr> </tbody> </table>	Component	Values	Connected load	37788 KW	Maximum demand	10674 KW	D.G. sets (for emergency back up during power failure)	3 no of DG sets with 910 kVA (Cumulative capacity)
Component	Values										
Connected load	37788 KW										
Maximum demand	10674 KW										
D.G. sets (for emergency back up during power failure)	3 no of DG sets with 910 kVA (Cumulative capacity)										
2.7	Any other natural resources (use appropriate standard units)	No	Not envisaged								

3.0 Use, storage, transport, handling or production of substances or materials, which could be harmful to human health or the environment or raise concerns about actual or perceived risks to human health

Sr. No.	Information/Checklist Confirmation	Yes/No	Details thereof (with approximate quantities/ rates, wherever possible) with source of information data
3.1	Use of substances or materials, which are hazardous (as per MSIHC rules) to human health or the environment (flora, fauna, and water supplies)	No	Substance or materials which are hazardous to human health or environment are not proposed to be used.
3.2	Changes in occurrence of disease or affect disease vectors (e.g. insect or water borne diseases)	No	--
3.3	Affect the welfare of people e.g. by changing living conditions?	Yes	Due to creation of new housing, lot of employment in informal sector will be created.
3.4	Vulnerable groups of people who could be affected by the project e.g. hospital patients, children, the elderly etc.,	No	Not Anticipated.
3.5	Any other causes	No	No other causes identified.

4.0 Production of solid wastes during construction or operation or decommissioning (MT/month)

Sr. No.	Information/Checklist Confirmation	Yes/ No	Details thereof (with approximate quantities/ rates, wherever possible) with source of information data
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By M/s Eversmile Properties Pvt. Ltd.

4.1	Spoil, overburden or mine wastes	No	Not Applicable
4.2	Municipal waste (domestic and or commercial wastes)	Yes	During Operation phase, the total quantity of solid waste from project: 5905 Kg /day. (Biodegradable and Non biodegradable)
4.3	Hazardous wastes (as per hazardous waste management rules)	Yes	Waste oil generated from D.G. Sets shall be stored at separate location duly marked and will be sold to the authorized recyclers.
4.4	Other industrial process wastes	No	--
4.5	Surplus product	No	--
4.6	Sewage sludge or other sludge from effluent treatment	Yes	Sludge from STP will be used as manure.
4.7	Construction or demolition wastes	Yes	Construction waste generated during construction activity recycled on site to the extent possible and partly disposed by vendors.
4.8	Redundant machinery or equipment	No	--
4.9	Contaminated soils or other materials	No	--
4.10	Agricultural wastes	No	--
4.11	Other solid wastes	No	--

5.0 Release of pollutants or any hazardous, toxic or noxious substances to air (kg/hr)

Sr. No.	Information/Checklist Confirmation	Yes/No	Details thereof (with approximate quantities/ rates, wherever possible) with source of information data
5.1	Emissions from combustion of fossil fuels from stationary or mobile sources	Yes	Use of D.G. sets during power failure for common facilities and emergency equipment only.
5.2	Emission from production processes	No	--
5.3	Emissions from materials handling including storage or transport	Yes	<ul style="list-style-type: none"> • Frequent water sprinkling will be done to minimize the fugitive dust emissions due to handling and loading-unloading activities • Use of RMC to reduce dust generation due to material handling. • Use of covered trucks while transportation of material will be done. • Use of suitable PPE by workforce while handling construction materials as required.
5.4	Emissions from construction	Yes	<ul style="list-style-type: none"> • Frequent water sprinkling will be done to minimize the

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By M/s Eversmile Properties Pvt. Ltd.

Sr. No.	Information/Checklist Confirmation	Yes/No	Details thereof (with approximate quantities/ rates, wherever possible) with source of information data
	activities including plant and equipment		fugitive dust emissions due to handling and loading-unloading activities <ul style="list-style-type: none"> • Use of RMC to reduce dust generation due to material handling. • Use of covered trucks while transportation of material will be done. • Use of suitable PPE by workforce while handling construction materials as required.
5.5	Dust or odours from handling of materials including construction materials, sewage and waste	Yes	Dust generation controlled as described above. For odour control: Proper ventilation provided around STP and solid waste management facilities
5.6	Emissions from incineration of waste	No	--
5.7	Emissions from burning of waste in open air (e.g. slash materials, construction debris)	No	--
5.8	Emissions from any other sources	No	--

6.0 Generation of Noise and vibration, and emissions of Light and heat

Sr. No.	Information/Checklist Confirmation	Yes/No	Details thereof (with approximate quantities/ rates, wherever possible) with source of information data
6.1	From operation of equipment e.g. engines, ventilation plant, crushers	Yes	<ul style="list-style-type: none"> • Noise generation from construction equipment used for drilling, cutting operations. • Operation of DG sets only in case of power failure during operation phase. • For control of noise following measures shall be adopted: <ul style="list-style-type: none"> • Equipment shall be regularly maintained. • Personal Protective Equipment (PPE) shall be provided to construction workers. • Acoustic enclosure for DG Set with stack height as per norm will be provided. • Barricades of adequate height shall be provided at site boundaries.
6.2	From industrial or similar processes	No	--

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By M/s Eversmile Properties Pvt. Ltd.

6.3	From construction or demolition	Yes	The construction activities will include the following noise generating activities; <ul style="list-style-type: none"> • Concreting and mixing. • Heavy vehicle movement. etc. Following precautions are taken to control noise pollution: <ul style="list-style-type: none"> • High noise generating activities will be carried out with proper planning. • Workers working near high noise machinery would be provided with PPE. • Acoustic enclosure for DG Set will be provided. • Barricades of adequate height shall be provided at site boundaries.
6.4	From blasting or piling	No	--
6.5	From construction or operational traffic	Yes	<i>During Construction phase:</i> There will be transportation of materials for construction work. Precautions have been taken to reduce the impact of the vehicular movement such as No vehicular trips at peak traffic hours and no honking zones. <i>During Operation Phase:</i> <ul style="list-style-type: none"> • The vehicular parking restricted only in the adequate parking area provided, which helps in reducing noise pollution due to traffic congestion • Plantation of trees on site which will also help to reduce the noise level and also will enhance air quality.
6.6	From lighting or cooling systems	No	--
6.7	From any other sources	No	--

7.0 Risks of contamination of land or water from releases of pollutants into the ground or into sewers, surface waters, groundwater, coastal waters or the sea

Sr. No.	Information/Checklist Confirmation	Yes/No	Details thereof (with approximate quantities/ rates, wherever possible) with source of information data
7.1	From handling, storage, use or spillage of hazardous materials	No	Not Applicable
7.2	From discharge of sewage or other effluents to water or the land (expected mode and place of discharge)	No	Sewage Treatment Plants aggregating to cumulative capacity of 1624 KLD are proposed to be installed for treatment of 1455 KLD of domestic sewage. Treated waste water will be used for flushing and gardening within the premises. Excess treated water will be discharged to municipal drain.
7.3	By deposition of pollutants emitted to air into the land or into water	No	Provision of dust control measures, including water sprinkling of exposed areas and dust covers for trucks, to minimize any

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By M/s Eversmile Properties Pvt. Ltd.

Sr. No.	Information/Checklist Confirmation	Yes/No	Details thereof (with approximate quantities/ rates, wherever possible) with source of information data
			impacts. Stack height of DG set shall be as per CPCB guidelines.
7.4	From any other sources	No	--
7.5	Is there a risk of long term build up of pollutants in the environment from these sources?	No	--

8.0 Risk of accidents during construction or operation of the project, which could affect human health or the environment

Sr. No.	Information/Checklist Confirmation	Yes/No	Details thereof (with approximate quantities/ rates, wherever possible) with source of information data
8.1	From explosions, spillages, fires etc from storage, handling, use or production of hazardous substances.	No	--
8.2	From any other causes	No	--
8.3	Could the project be affected by natural disasters causing environmental damage (e.g. floods, earthquakes, landslides, could burst etc)?	No	The project falls under seismic zone-III as per IS1893 (Part-1):2002. Structural design is made earthquake resistant as per IS codes.

9.0 Factors which should be considered (such as consequential development) which could lead to environmental effects or the potential for cumulative impacts with other existing or planned activities in the locality

Sr. No.	Information/Checklist Confirmation	Yes/No	Details thereof (with approximate quantities/ rates, wherever possible) with source of information data
9.1	Lead to development of supporting utilities, ancillary development or development stimulated by the project which could have impact on the environment e.g.:	Yes	Supporting and ancillary development will take place. The project provides a well designed residential housing area for the occupants.
	Supporting infrastructure (roads, power supply, waste or waste water treatment, etc)	Yes	Internal road, Rain Water Harvesting, STP, RG etc. have been proposed.
	Housing development	Yes	The project provides a well-designed residential housing area for the occupants.

Form 1

By M/s Eversmile Properties Pvt. Ltd.

Sr. No.	Information/Checklist Confirmation	Yes/No	Details thereof (with approximate quantities/ rates, wherever possible) with source of information data
	Extractive industries	No	Not Applicable
	Supply industries	No	Not Applicable
	Other	No	
9.2	Lead to after use of the site, which could have an impact on the environment.	No	--
9.3	Set a precedent for later developments	Yes	Will create job opportunities during construction and operation phase for skilled and unskilled type of work force.
9.4	Have cumulative effects due to proximity to other existing or planned projects with similar effects	No	NA

(iii) Environmental Sensitivity

Sr. No.	Areas	Name/ Identity	Aerial distance (with 15-km) Proposed project location boundary
1	Areas protected under international conventions, national or local legislation for their ecological, landscape, cultural or other related value	Sanjay Gandhi National Park	1.29 Km
2	Areas which are important or sensitive of ecological reasons – wetlands, water courses or other water bodies, coastal zone, biospheres, mountains, forests	Sanjay Gandhi National Park	1.29 Km
3	Areas used by protected, important or sensitive species of flora or fauna for breeding, nesting, foraging, resting, over wintering, migration	Sanjay Gandhi National Park	1.29 Km
4	Inland, coastal, marine or underground waters	Creek	100 m as per CZMP of 2011 CRZ Notification.
5	State, national boundaries	No	--
6	Routes or facilities used by the public for access to recreation or other tourist, pilgrim areas	No	--
7	Defense installations	No	--

Form 1

By M/s Eversmile Properties Pvt. Ltd.

Sr. No.	Areas	Name/ Identity	Aerial distance (with 15-km) Proposed project location boundary												
8	Densely populated or built-up area	Yes	Residential & Commercial area all around the site. Proposed project site is located in densely populated area.												
9	Areas occupied by sensitive man made land uses (<i>hospitals, schools, places of worship, community facilities</i>)	Yes	Schools, hospitals and small temples are observed in 10 km radius. <table border="1" data-bbox="965 577 1449 920"> <tr> <td>1</td> <td>Nearest Bus Station</td> <td>Srishti bus station</td> <td>Abutting</td> </tr> <tr> <td>2</td> <td>Nearest School</td> <td>NL Dalmia High School</td> <td>500 m</td> </tr> <tr> <td>3</td> <td>Nearest College</td> <td>K S Mehta High School</td> <td>1 km</td> </tr> </table>	1	Nearest Bus Station	Srishti bus station	Abutting	2	Nearest School	NL Dalmia High School	500 m	3	Nearest College	K S Mehta High School	1 km
1	Nearest Bus Station	Srishti bus station	Abutting												
2	Nearest School	NL Dalmia High School	500 m												
3	Nearest College	K S Mehta High School	1 km												
10	Areas containing important, high quality or scarce resources (<i>ground water resource, surface resources, forestry, agriculture, fisheries, tourism, minerals</i>)	No	--												
11	Areas already subjected to pollution or environmental damage. (<i>those where existing legal environmental standards are exceeded</i>)	No	--												
12	Areas susceptible to natural hazard which could cause the project to present environmental problems (<i>earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions</i>)	No	The area falls in Seismic Zone III which is low seismic activity zone. Proposed construction is earthquake resistant and as per the NBC norms.												

FORM-1A
(Only for Construction Projects listed under Item 8 of Schedule)
Checklist of Environmental Impacts

1. Land Environment

Requirement	Compliance
<p>1.1. Will the existing land use get significantly altered from the project that is not consistent with the surroundings? (Proposed land use must conform to the approved Master Plan/Development Plan of the area. Change of land use if any and the statutory approval from the competent authority are submitted). Attach Maps of (i) site location, (ii) surrounding features of the proposed site (within 500 meters) and (iii) the site (indicating levels & contours) to appropriate scales.</p>	<ul style="list-style-type: none"> • The land use is for residential purpose as Development plan • The site is under the jurisdiction Mira Bhayandar Municipal Corporation. • The project is in the residential zone of high urban infrastructure region.
<p>1.2. List out all the major project requirements in terms of the land area, built up area, water consumption, power requirement, connectivity, community facilities, parking needs etc.</p>	<p>➤ Name & Location: Proposed residential development at old Survey No. 233(Pt.), 235(Pt.) and 256(Pt.) (new survey no. 66 (Pt.), 68(Pt.) and 69(Pt.)) at village Penkarpada, Mira road, Thane.</p> <p>➤ Area Statement:</p> <ul style="list-style-type: none"> • Total plot area: 37,880.43 Sq.mt. • Net Plot area: 37,880.43 sq. mt. • FSI Area proposed: 185303.99 sq. mt. • Total Non-FSI Area: 138352.19 Sq.mt. <p>Total Construction Area: 323656.18 Sq.mt</p> <p>➤ Water consumption:</p> <ul style="list-style-type: none"> ➤ Total Water Requirement; Domestic. Flushing , Irrigation = 1705 KLD ➤ Fresh water (CMD) & source: 1103 KLD by MBMC (Mira–Bhayandar Municipal Corporation) ➤ Recycled water (CMD): 602 KLD Flushing: 572 CMD Gardening: 30 CMD <p>➤ Power requirement:</p> <p>Operation phase: Maximum demand- 10674 KW</p> <p>Connected load- 37788 KW</p>

	<p>Source: MSEDCL 3 no of DG sets with 910 kVA (Cumulative capacity)</p> <ul style="list-style-type: none"> ➤ Parking requirement: ➤ Proposed Parking : ➤ 4 Wheelers = 2917 Nos. ➤ 2 Wheelers = 3036 Nos. ➤ Width of all Internal roads (m):6 to 12 mt ➤ Occupancy load: 11602 nos. ➤ Solid Waste: <table border="1" data-bbox="643 683 1402 837"> <thead> <tr> <th>Type Of Waste</th> <th>Quantity (kg/day)</th> </tr> </thead> <tbody> <tr> <td>Biodegradable Waste</td> <td>2362</td> </tr> <tr> <td>Non-biodegradable Waste</td> <td>3543</td> </tr> </tbody> </table>	Type Of Waste	Quantity (kg/day)	Biodegradable Waste	2362	Non-biodegradable Waste	3543
Type Of Waste	Quantity (kg/day)						
Biodegradable Waste	2362						
Non-biodegradable Waste	3543						
1.3. What are the likely impacts of the proposed activity on the existing facilities adjacent to the proposed site? (Such as open spaces, community facilities, details of the existing landuse, disturbance to the local ecology)	The proposed activity will improve the basic infrastructure facilities of the area. Open spaces, community facilities are simultaneously being augmented in the surroundings.						
1.4. Will there be any significant land disturbance resulting in erosion, subsidence & instability? (Details of soil type, slope analysis, vulnerability to subsidence, seismicity etc may be given)	There is no significant land disturbance due to the project. The existing terrain has been retained.						
1.5. Will the proposal involve alteration of natural drainage systems? (Give details on a contour map showing the natural drainage near the proposed project site)	No change in the natural drainage pattern.						
1.6. What are the quantities of earthwork involved in the construction activity-cutting, filling, reclamation etc. (Give details of the quantities of earthwork involved, transport of fill materials from outside the site etc.)	The excavated material shall be reused for back filling. Road work, temporary works etc. to the maximum extent. The excess shall be transported by covered trucks through vendors.						
1.7. Give details regarding water supply, waste handling etc. during the construction period.	During construction phase, water supply shall be met through tanker water. Solid waste shall be collected at designated locations on the site and handed over to MBMC						

Form 1A

By M/s Eversmile Properties Pvt. Ltd.

1.8. Will the low lying areas & wetlands get altered? (Provide details of how low lying and wetlands are getting modified from the proposed activity)

No. There is no wetland in the project area

2. Water Environment

Requirement	Compliance
2.1. Give the total quantity of water requirement for the proposed project with the break-up of requirements for various uses. How will the water requirements met? State the sources & quantities and furnish a water balance statement.	<p>Construction Phase :</p> <p>During construction phase, water shall be supplied by tanker water.</p> <p>Operation Phase:</p> <p>Total Water Requirement;</p> <ul style="list-style-type: none"> • Fresh water (CMD): 1103 KLD by Source: MBMC (Mira-Bhayandar Municipal Corporation) • Flushing: 572 CMD • Gardening: 30 CMD <p>Source: Recycled water</p>
2.2. What is the capacity (dependable flow or yield) of the proposed source of water?	For water supply, the project is dependent on MBMC & recycled water. Recycled water used for gardening & flushing.
2.3. What is the quality of water required, in case, the supply is not from a municipal source? (Provide physical, chemical, biological characteristics with class of water quality)	Being in well developed urban area, Water supply shall be from the Mira Bhayandar Municipal Corporation (MBMC).
2.4. How much of the water requirement can be met from the recycling of treated wastewater? (Give the details of quantities, sources and usage)	Total recycled Water from the project is 672 KLD. All secondary water requirements like flushing(572 KLD) & gardening (30 KLD) shall be fulfilled by treated water from STP and balance treated water shall be discharged in Municipal drain.
2.5. Will there be diversion of water from other users? (Please assess the impacts of the project on other existing uses and quantities of consumption)	No
2.6. What is the incremental pollution load from wastewater generated from the proposed activity? (Give details of the quantities and composition of wastewater generated from the proposed activity)	1455 KLD wastewater shall be generated from domestic uses of residential units. Will be treated in STPs of different capacities and excess treated water remaining after in situ utilization for flushing and gardening shall be disposed off to Municipal drain.
2.7. Give details of the water requirements met from water harvesting? Furnish details of the facilities created.	Rainwater harvesting system to recharge ground water shall be proposed.

Form 1A

By M/s Eversmile Properties Pvt. Ltd.

2.8. What would be the impact of the land use changes occurring due to the proposed project on the runoff characteristics (Quantitative as well as qualitative) of the area in the post construction phase on a long term basis? Would it aggravate the problems of flooding or water logging in any way?	The storm water runoff shall be properly channelized through designed Storm water drainage system and channelized towards rain water harvesting pits.
2.9. What are the impacts of the proposal on the ground water? (Will there be tapping of ground water; give the details of ground water table, recharging capacity, and approvals obtained from competent authority, if any)	There shall be no extraction of ground water. Post construction stage, Rain water harvesting system shall be provided to recharge the ground water.
2.10. What precautions/measures are taken to prevent the run-off from construction activities polluting land and aquifers? (Give details of quantities and the measures taken to avoid the adverse impacts)	Sediment traps/Silt basins shall be provided to arrest soil erosion.
2.11. How is the storm water from within the site managed? (State the provisions made to avoid flooding of the area, details of the drainage facilities provided along with a site layout indication contour levels)	Storm water drain of adequate size, constructed strictly in accordance to the governing authority regulations shall be provided to manage storm water from within the site.
2.12. Will the deployment of construction labourers particularly in the peak period lead to unsanitary conditions around the project site (Justify with proper explanation)	During construction phase the sewage generated shall be collected in septic tank/soak pits. Hence it will not lead to unsanitary conditions around the project site.
2.13. What on-site facilities are provided for the collection, treatment & safe disposal of sewage? (Give details of the quantities of wastewater generation, treatment capacities with technology & facilities for recycling and disposal)	The quantity of wastewater 1455 KLD generated from the project shall be treated in STP with different capacities and recycled water used for gardening and flushing purpose and excess to be disposed to Municipal drains.
2.14. Give details of dual plumbing system if treated wastewater is used for flushing of toilets or any other use.	Dual plumbing system shall be provided for use of treated wastewater for flushing operations.

3. Vegetation

Requirement	Compliance
3.1. Is there any threat of the project to the biodiversity? (Give a description of the local ecosystem with its unique features, if any)	There is no threat to the biodiversity due to the project under reference
3.2. Will the construction involve extensive clearing or modification of vegetation? (Provide a detailed account of the trees & vegetation affected by the project)	There are some trees out of them some will be cleared as per Tree NOC; Total RG area Proposed: 3,788.04 sq.m at podium & addition softscape at ground

3.3. What are the measures proposed to be taken to minimize the likely impacts on important site features (Give details of proposal for tree plantation, landscaping, creation of water bodies etc. along with a layout plan to an appropriate scale)	Trees shall be retained which are not affected by building lines. Compensatory tree plantation and new tree plantation shall be done as per tree NOC.
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4. Fauna

Requirement	Compliance
4.1. Is there likely to be any displacement of fauna – both terrestrial and aquatic or creation of barriers for their movement? Provide the details.	No displacement of fauna - both terrestrial and aquatic
4.2. Any direct or indirect impacts on the avifauna of the area? Provide details.	No major impact on the avifauna of the area.
4.3. Prescribe measures such as corridors, fish ladders etc. to mitigate adverse impacts on fauna.	The project is located on landmass and there is no need to provide corridors and fish ladders etc.

5. Air Environment

Requirement	Compliance
5.1. Will the project increase atmospheric concentration of gases & result in heat islands? (Give details of background air quality levels with predicted values based on dispersion models taking into account the increased traffic generation as a result of the proposed constructions)	There shall be change in air environment during construction phase, which shall be temporary in nature. During the operational phase, there shall not be a significant increase in any atmospheric concentration of gases and shall not result in heat islands.
5.2. What are the impacts on generation of dust, smoke, odorous fumes or other hazardous gases? Give details in relation to all the meteorological parameters.	<p data-bbox="770 1294 1485 1592">During construction phase, Dust, Particulate Matter is the main pollutant, which may be generated during construction activities. Other emission sources are intermittent and include emissions of SO₂, NO_x and CO from materials transport of heavy vehicles on site etc. Proper upkeep and maintenance of vehicles, sprinkling of water on roads and construction site are some of the measures that would reduce the impact during construction phase.</p> <p data-bbox="770 1630 1485 1659">Sources of Air pollution During Operational phase :</p> <ul data-bbox="823 1666 1485 1765" style="list-style-type: none"> • The gaseous emissions from vehicles • Emissions from DG set while in operation only during power failure <p data-bbox="770 1803 1485 1832">Mitigation Measures:</p> <ul data-bbox="823 1839 1485 2038" style="list-style-type: none"> • The traffic congestion will be avoided by proper parking arrangement and maintaining smooth traffic flow • Regular PUC checkup for vehicles • Use of CPCB approved DG sets only • Proper maintenance of DG sets shall be done

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By M/s Eversmile Properties Pvt. Ltd.

	Plantation of trees to be done on site which will act as noise and dust buffer.
5.3. Will the proposal create shortage of parking space for vehicles? Furnish details of the present level of transport infrastructure and measures proposed for improvement including the traffic management at the entry and exit to the project site.	No. Adequate parking has been proposed for residential buildings. Internal roads have been planned within the proposed complex for smooth entry and exit of vehicles.
5.4. Provide details of the movement patterns with internal roads, bicycle tracks, pedestrian pathways, footpaths etc., with areas under each category.	<ul style="list-style-type: none"> • Provision of adequate well organized parking arrangement for parking. • Entry & Exit to main road • Proper internal road designed for avoiding traffic
5.5. Will there be significant increase in traffic noise & vibrations? Give details of the sources and the measures proposed for mitigation of the above.	The source of noise is mainly vehicular noise. The project proponents have proposed to provide well organized parking arrangement and maintaining smooth traffic flow, which would help in reducing traffic congestion and noise levels. Trees would act as noise barrier and will reduce the noise level.
5.6. What will be the impact of D.G. sets & other equipment on noise levels & vibration in & ambient air quality around the project site? Provide details.	<p>D.G. Set will be operated only in case of power failures and emergency only during operational phase for common amenities like staircase lighting lifts etc.</p> <p>D.G. sets are with inbuilt acoustic enclosures to reduce the noise of D.G. sets while in operation. Plantation of trees to be done on site would act as noise barrier and will reduce the noise level.</p>

6. Aesthetics

Requirement	Compliance
6.1. Will the proposed constructions in any way result in the obstruction of a view, scenic amenity or landscapes? Are these considerations taken into account by the proponents?	No.
6.2. Will there be any adverse impacts from new constructions on the existing structures? What are the considerations taken into account?	The Proposed Project is a new Project.
6.3. Whether there are any local considerations of urban form & urban design influencing the design criteria? They may be explicitly spelt out.	No.
6.4. Are there any anthropological or archaeological sites or artefacts nearby? State if any other significant features in the vicinity of the proposed site have been considered.	No.

7. Socio-Economic Aspects

Requirement	Compliance
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By M/s Eversmile Properties Pvt. Ltd.

7.1. Will the proposal result in any changes to the demographic structure of local population? Provide the details.	This is a residential development there will be influx of 11602 persons												
7.2. Give details of the existing social infrastructure around the proposed project.	<table border="1"> <tr> <td data-bbox="871 342 975 409">1.</td> <td data-bbox="975 342 1145 409">Nearest Bus Station</td> <td data-bbox="1145 342 1342 409">Srishti bus station</td> <td data-bbox="1342 342 1461 409">300 m</td> </tr> <tr> <td data-bbox="871 409 975 477">2.</td> <td data-bbox="975 409 1145 477">Nearest School</td> <td data-bbox="1145 409 1342 477">St. Joseph High school</td> <td data-bbox="1342 409 1461 477">500 m</td> </tr> <tr> <td data-bbox="871 477 975 544">3.</td> <td data-bbox="975 477 1145 544">Nearest Market</td> <td data-bbox="1145 477 1342 544">Asmita super Market</td> <td data-bbox="1342 477 1461 544">1 Km</td> </tr> </table>	1.	Nearest Bus Station	Srishti bus station	300 m	2.	Nearest School	St. Joseph High school	500 m	3.	Nearest Market	Asmita super Market	1 Km
1.	Nearest Bus Station	Srishti bus station	300 m										
2.	Nearest School	St. Joseph High school	500 m										
3.	Nearest Market	Asmita super Market	1 Km										
7.3. Will the project cause adverse effects on local communities, disturbance to sacred sites or other cultural values? What are the safeguards proposed?	Project will not cause adverse effects on local communities, disturbance to sacred sites or other cultural values.												

8. Building Materials

Requirement	Compliance
8.1. May involve the use of building materials with high-embodies energy. Are the construction materials produced with energy efficient processes? (Give details of energy conservation measures in the selection of building materials and their energy efficiency)	Maximum effort to procure the basic engineering materials like aggregate, cement, sand, blocks. etc locally shall be practised. Construction materials produced with energy efficient processes shall be taken into account.
8.2. Transport and handling of materials during construction may result in pollution, noise & public nuisance. What measures are taken to minimize the impacts?	<p>Mitigation Measures for Air Pollution during Construction Stage:</p> <ul style="list-style-type: none"> • Use of properly covered vehicles to carry construction material • All the contractors / Vendors instructed to use vehicles having PUC certificates • Loading and unloading of material at site done under supervision of Security staff • Storage of construction material at identified site/ temporary godowns at site • Water sprinkling for dust suppression. • To minimize the occupational health hazard, proper personal protective equipment (PPE) shall be provided to the workers.
8.3. Are recycled materials used in roads and structures? State the extent of savings achieved?	Inert excavated material used in filling work and construction of temporary structures to maximum extent.
8.4. Give details of the methods of collection, segregation & disposal of the garbage generated during the operation phases of the project.	<ul style="list-style-type: none"> • Segregation of non-biodegradable and biodegradable garbage on site • Bio degradable garbage: Treatment in OWC (Organic Waste Converter) • Non- biodegradable garbage shall be handed over to vendors for recycling • STP Sludge: Use as manure.

9. Energy Conservation

Requirement	Compliance
9.1. Give details of the power requirements, source of supply, backup source etc. What is the energy consumption assumed per square foot of build-up area? How have you tried to minimize energy consumption?	Power Supply: Connected Load = 37788 KW Demand Load = 10674 KW Source of Power – MSEDCL / Adani DG sets shall be provided for emergency only.
9.2. What type of, and capacity of, power back-up to you plan to provide?	DG set have been provided for backup power to emergency facilities.
9.3. What are the characteristics of the glass you plan to use? Provide specifications of its characteristics related to both short wave and long wave radiation?	Single glazed glass shall be proposed for windows.
9.4. What passive solar architectural features are being used in the building? Illustrate the applications made in the proposed project.	The basic building structure is designed in such a way that maximum natural light and adequate ventilation is provided. Horizontal shading in form of Chhajja is proposed.
9.5. Does the layout of streets and buildings maximize the potential for solar energy devices? Have you considered the use of street lighting, emergency lighting and solar hot water systems for use in the building complex?	Solar PV systems shall be proposed
9.6. Is shading effectively used to reduce cooling/heating loads? What principles have been used to maximize the shading of Walls on the East and West and the Roof? How much energy saving has been effected?	Horizontal shading devices in the form of chhajja shall be provided.
9.7. Do the structures use energy-efficient space conditioning, lighting and mechanical systems? Provide technical details. Provide details of the transformers and motor efficiencies, lighting intensity and air-conditioning load assumptions? Are you using CFC and HCFC free chillers? Provide specifications.	Building is naturally ventilated and hence no air conditioned system is proposed.
9.8. What are the likely effects of the building activity in altering the microclimates? Provide a self assessment on the likely impacts of the proposed construction on creation of heat islands & inversion effects?	Alteration of microclimate is not notable in this case. Systematic design of buildings in order to assure light ventilation, open spaces , tree plantation as per requirement are considered which will help to reduce heat island effect.
9.9. What are the thermal characteristics of the	The proposed building is a residential

building envelope? (a) roof; (b) external walls; and (c) Fenestration? Give details of the material used and the U-values or the R-values of the individual components.	building.
9.10. What precautions & safety measures are proposed against fire hazards? Furnish details of emergency plans.	Standard fire safety norms as prescribed by chief fire officer, MBMC will be followed.
9.11. If you are using glass as wall material, provide details and specifications including emissivity and thermal characteristics.	Glass will not be used as wall material
9.12. What is the rate of air infiltration into the building? Provide details of how you are mitigating the effects of infiltration.	The project is a naturally ventilated building. The dwelling units have been designed with adequate opening sizes for proper ventilation.
9.13. To what extent the non-conventional energy technologies are utilised in the overall energy consumption? Provide details of the renewable energy technologies used.	Solar PV system shall be proposed.

ENVIRONMENT MANAGEMENT PLAN

VEC		Source of Impact	Mitigation Measures
Air	<u>Construction phase</u> Construction related air emissions, including dust, on neighboring and nearby receptors.	All heavy construction activities. Movement of vehicles and transport of construction material. Site Preparation and other construction activities	Dust suppression <ul style="list-style-type: none"> • Internal unpaved roads shall be water sprinkled to suppress dust emitting from vehicular movement. • Wind breaks in the form of site barricades shall reduce the generation of fugitive dust from the site • All contractor shall be instructed to use PUC compliant vehicles.
	<u>Operation phase</u>	Emission from vehicular traffic, emissions from DG (standby),	<ul style="list-style-type: none"> • Green spaces shall be developed. • DG sets will be installed as per CPCB norms. • Plantations will be initiated along the periphery of the plot shall also minimize the impact of the project activities.
Groundwater	Groundwater contamination	<u>Construction phase</u> Wastewater generated from labour camp	Septic tank and soak pit shall be proposed for waste water.
		<u>Operation phase</u> Sewage disposal	Sewage generated (1455 KLD) will be treated in the proposed STPs of 1624 KLD cumulative capacity. The treated wastewater shall be used for flushing (572 KLD) and landscaping (30 KLD) purpose and excess will be discharged into municipal drain.
Surface Water	Surface water contamination	<u>Construction phase</u> Surface runoff from site during construction activity	Temporary Storm water drains along with silt traps/basins shall be proposed on site.

VEC		Source of Impact	Mitigation Measures											
Land	Soil contamination	<u>Construction phase</u> Disposal of construction debris.	<p>The demolition debris screened and non-hazardous debris used to maximum extent on site for backfilling, internal roads, recycling etc and rest disposed by means of vendors.</p> <p>Excavation: The excavated soil used for backfilling to maximum extent and rest disposed by means of vendors.</p> <p>Management plan for construction debris as follows</p> <table border="1"> <thead> <tr> <th>Elements</th> <th>Management</th> </tr> </thead> <tbody> <tr> <td>Steel scrap</td> <td>It shall be sold to recycler</td> </tr> <tr> <td>Concrete</td> <td rowspan="2">It shall be used for backfilling, construction of temporary structures, pavement construction etc. The excess if any shall be disposed by means of vendors</td> </tr> <tr> <td>Blockwork</td> </tr> <tr> <td>Flooring/ Tiling/ Dado</td> <td>They shall be used for china mosaic treating on the roof. The excess if any shall be disposed by means of vendors</td> </tr> <tr> <td>Empty Cement bags</td> <td>They shall be sent for reusing and recycling.</td> </tr> </tbody> </table>	Elements	Management	Steel scrap	It shall be sold to recycler	Concrete	It shall be used for backfilling, construction of temporary structures, pavement construction etc. The excess if any shall be disposed by means of vendors	Blockwork	Flooring/ Tiling/ Dado	They shall be used for china mosaic treating on the roof. The excess if any shall be disposed by means of vendors	Empty Cement bags	They shall be sent for reusing and recycling.
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		<u>Operation phase</u> Disposal of municipal solid waste.	<ul style="list-style-type: none"> • Segregation of Biodegradable and Non-biodegradable waste into different bins shall be done by educating the occupants. • Biodegradable waste (2362 kg/day) will be collected and processed in Organic Waste Converter /equivalent machines. The compost generated shall be used as manure. • Non-biodegradable waste (3543 kg/day) will be handed over to local vendors or recyclers for recycling. 											
Flora & fauna (biological enviro)	Displacement of flora and fauna	<u>Construction phase</u> Site development during construction	During construction, existing trees, which are proposed to be retained, will be preserved properly by taking necessary measures. New tree plantation will be done after completion of the construction phase and before starting operation phase.											

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By M/s Eversmile Properties Pvt. Ltd.


VEC		Source of Impact	Mitigation Measures												
nment)		<u>Operation phase</u> Increase of green cover.	<table border="1"> <thead> <tr> <th>Specification</th> <th>Quantity</th> <th>Unit</th> </tr> </thead> <tbody> <tr> <td>Provided R.G.</td> <td>3788.04</td> <td>sq.mt.</td> </tr> <tr> <td>Trees to be cut</td> <td>167</td> <td>Nos.</td> </tr> <tr> <td>Total trees after completion of project</td> <td>703</td> <td>Nos.</td> </tr> </tbody> </table>	Specification	Quantity	Unit	Provided R.G.	3788.04	sq.mt.	Trees to be cut	167	Nos.	Total trees after completion of project	703	Nos.
Specification	Quantity	Unit													
Provided R.G.	3788.04	sq.mt.													
Trees to be cut	167	Nos.													
Total trees after completion of project	703	Nos.													
Socio-economic environment	Displacement of any community or economic resources	<u>Operation phase</u>	No. The project will provide employment opportunities to the locals in terms of labour during the construction. During operation phase service personnel will have ample opportunities.												
Traffic	Increase of vehicular traffic	<u>Construction phase</u> Heavy vehicular movement <u>Operation phase</u> Traffic due to the residents	Vehicular movement will be restricted to non-peak hours and adequate parking facility will be provided. Provision of multiple Entry / Exit. Entry/Exit through 30.60 wide existing roads.												

ANNEXURE I



Form-2

APPLICATION FOR PRIOR ENVIRONMENTAL CLEARANCE

S. No.	Item	Details
1.	<p>Whether it is a violation case and application is being submitted under Notification No. S.O.804(E) dated 14.03.2017 ?</p> <p>Details of Project:</p> <p>(a)Name of the project(s)</p> <p>(b)Name of the Company / Organisation</p> <p>(c)Registered Address</p> <p>(d)Legal Status of the Company</p>	<p>No</p> <p>PROPOSED RESIDENTIAL DEVELOPMENT AT Old SurveyNos 233 (pt), 235(pt) & 256(pt) New Survey Nos 66(pt), 68(pt) and 69(pt) ATVILLAGE PENKARPADA, MIRA ROAD, THANE by EVERSMILE PROPERTIES PVT LTD.</p> <p>EVERSMILE PROPERTIES PVT LTD.</p> <p>75-old block factory, Sector-I, Srishti Housing Complex, Penkarpada, Mira Road, Thane,,Mumbai (Suburban),Maharashtra-401104</p> <p>Private</p>
2.	<p>Address for the correspondence:</p> <p>(a)Name of the Applicant</p> <p>(b)Designation (Owner/ Partner/ CEO)</p> <p>(c)Address</p> <p>(d)Pin code</p> <p>(e)E-mail</p> <p>(f)Telephone No.</p> <p>(g)Fax No.</p> <p>(h)Copy of documents in support of the competence/authority of the person making this application to make application on behalf of the User Agency .</p>	<p>Imtiaz Kanga</p> <p>Director</p> <p>101, Kalpataru Synergy, Opp Grand Hyatt, Santacruz East,,Kurla,Mumbai (Suburban),Maharashtra-400055</p> <p>400055</p> <p>eversmile@kalpataru.com</p> <p>22-30645000</p> <p>Annexure-Uploaded Copy of documents in support of the competence/authority.</p>
3.	<p>Category of the Project/Activity as per Schedule of EIA Notification,2006:</p> <p>(a)Major Project/Activity</p> <p>(b)Minor Project/Activity</p> <p>(c)Category</p> <p>(d)Proposal Number</p> <p>(e)Master Proposal Number(Single Window)</p> <p>(f)EAC concerned (for category A Projects only)</p> <p>(g)Project Type</p>	<p>8(b) Townships and Area Development projects.</p> <p>NIL</p> <p>B1</p> <p>STIA/MH/MIS/238569/2021</p> <p>SW/266387/2022</p> <p>INFRA-2</p> <p>Fresh EC</p>
4.	<p>Location of the Project:</p> <p>(a)Plot/Survey/Khasra No.</p> <p>(b)Pincode</p> <p>(c)Bounded Latitudes (North)</p> <p>From</p> <p>Degree</p> <p>Minutes</p> <p>Second</p> <p>From</p> <p>Degree</p> <p>Minutes</p> <p>Second</p> <p>(d)Bounded Longitudes (East)</p> <p>From</p> <p>Degree</p> <p>Minutes</p> <p>Second</p> <p>From</p> <p>Degree</p> <p>Minutes</p> <p>Second</p> <p>(e)Survey of India Topo Sheet No.</p> <p>(f)Uploaded Topo Sheet File</p> <p>(g)Maximum Elevation Above Means Sea Level(AMSL)</p> <p>(h)Uploaded (kml) File</p> <p>(i)Distance of Nearest HFL from the project boundary within the study area</p> <p>(j)Seismic Zone</p>	<p>Land Bearing Old Survey Nos. 233 (Pt.) ,235(Pt.) & 401104</p> <p>19</p> <p>16</p> <p>11.13</p> <p>19</p> <p>16</p> <p>22.83</p> <p>72</p> <p>52</p> <p>10.76</p> <p>72</p> <p>52</p> <p>14.76</p> <p>E43A15&11</p> <p>Copy of Topo Sheet File</p> <p>6</p> <p>Copy of Kml File </p> <p>0.22</p> <p>3</p>
5.	<p>(a)Number of States in which Project will be Executed</p> <p>(b)Main State of the project</p>	<p>1</p> <p>Maharashtra</p>

Details of State(s) of the project

S. No.	State Name	District Name	Tehsil Name	Village Name

(1.)	Maharashtra	Thane	Thane	VILLAGE PENKARPADA, MIRA ROAD		
6.	Details of Terms of Reference (ToR):					
	(a)Whether TOR is mandatory for submitting application Yes					
7.	Details of Public Consultation:					
	(a)Whether the Project Exempted from Public Hearing? Yes					
	(b)Reason as per EIA Notification					
	(c)Supporting Document Copy of Supporting Document					
8.	Details of Project Configuration/Product:					
8.1. Project Configuration						
S. No.	Plant/Equipment/Facility	Configuration	Remarks			
(1.)	Tower C	2B + Ground/Shopping+ 1stPodium/Shopping + 2ndPodium + 1st to 33th floor	Height 108.60 m			
(2.)	Tower F	3B + Ground + 1st Podium +2nd Podium + 1st to 31stfloor	Height 102.70 m			
(3.)	Tower I	2B + Ground + 1st Podium +2nd Podium + 1st to 2ndfloor	Height 16 m			
(4.)	Tower J	2B + Ground + 1st to 4thfloor	Height 14.95 m			
(5.)	Tower L	2B + Ground + 1st Podium +2nd Podium + 1st to 33th Floor	Height 108.60 m			
(6.)	Tower D	3B + Ground/Shopping + 1stPodium/Shopping + 2ndPodium + 1st to 33th floor	Height 108.60 m			
(7.)	Tower H	2B + Ground + 1st Podium +2nd Podium + 1st to 31stfloor	102.70 m			
(8.)	Tower A	2B + Ground + 1st Podium +2nd Podium+ 1st to 33thfloor	Height 108.60			
(9.)	Tower G	2B + Ground + 1st Podium +2nd Podium + 1st to 31stfloor	Height 102.70 m			
(10.)	Tower B	2B + Ground + 1st Podium +2nd Podium+ 1st to 33thfloor	Height 108.60 m			
(11.)	Tower K	2B + Ground + 1st Podium +2nd Podium + 1st to 3rdfloor	Height 18.95 m			
(12.)	Tower E	3B + Ground + 1st Podium + 2nd Podium + 1st to 31st Floor	Height 102.70 m			
8.2. Product						
S. No.	Product/Activity (Capacity/Area)	Quantity	Unit	Other Unit	Mode of Transport / Transmission of Product	Other Mode of Transport / Transmission of Product
(1.)	Total Construction Area	323656.18	Others	sqm	Road	
9.	<u>In case of Expansion / Modernisation / One Time Capacity Expansion (only for Coal Mining) / Expansion under Clause 7(ii) / Modernisation under Clause 7(ii) / Change of Product Mix under Clause 7(ii):</u>					
	Details Not Applicable					
9.1.	Details of Consent to Operate					
	(i)Whether Consent to operate obtained ? NA					
	(ii)Copies of all Consent to operate obtained since inception NA					
	(iii)Date of Issue 06 Apr 2022					
	(iv)Valid Upto 07 Apr 2022					
	(v)File No. Not Applicable					
	(vi)Application No. NA					
	(vii)Copy of Consent to operate valid as on date Copy of Consent to Operate					

10.	Project Cost:										
	(a)Total Cost of the Project at current price level (in crores)									1084.26	
	(b) Funds Allocated for Environment Management (Capital) (in crores)									3.5051	
	(c) Funds Allocated Towards ESC (Entrepreneur Social Responsibility) (in crores)									0	
	(d) Funds Allocated for Environment Management Plan (EMP) (Recurring per Annum) (in crores)									0.4734	
	(e) Funds Allocated for Environment Management Capital(%)									0.32	
11.	Whether project attracts the General Condition specified in the Schedule of EIA Notification ?									No	
12.	Whether project attract the Specific Condition specified in the Schedule of EIA Notification ?									No	
13.	Raw Material / Fuel Requirement:										
	(a)Proposed quantity of raw material/fuel									0	
	(b)Existing quantity of raw material/fuel									N/A	
	(c)Total quantity of raw material/fuel									0	
13.1. Raw Material / Fuel Profile											
S. No.	Raw Material / Fuel	Quantity	Unit	Other Unit	Source (incase of Import. please specify country and Name of the port from which Raw Material / Fuel is received)	Mode of Transport	Other Mode of Transport	Distance of Source from Project Site (in Kilometres) (In case of import, distance from the port from which the raw material / fuel is received)	Type of Linkage	Other Type of Linkage	Uploaded Copy of Linkage
(1.)	Construction Materials	0	Others	sqm	NA	Road		0	Open Market		Copy of Linkage
14.	Baseline Data :										
	(a)Period of Base Line Data Collection										FROM 01 Dec 2020 To 28 Feb 2021
	(b)Season										Winter
14.1. No. of ambient Air Quality (AAQ) Monitoring Locations : 8											
S. No.	Criteria Pollutants	Other Criteria Pollutants	Unit	Maximum Value	Minimum Value	98 Percentile Value	Prescribed Standard				
(1.)	PM2.5		Micro Gram per Meter Cube	88.72	15.39	81.81	60				
(2.)	PM10		Micro Gram per Meter Cube	123.21	20.61	115.09	100				
(3.)	Others	CO	Mili Gram per Meter Cube	2.07	0.21	2.02	4				
(4.)	SO2		Micro Gram per Meter Cube	56.60	9.63	56.60	80				
(5.)	NOx		Micro Gram per Meter Cube	63.18	11.35	58.02	80				
14.2. No. of Ground Water Monitoring Locations : 1											
S. No.	Criteria Pollutants	Other Criteria Pollutants	Heavy Metal	Unit	Other Unit	Maximum Value	Minimum Value	Desirable Limit	Maximum Permissible Limit		
(1.)	Chlorides			mg/l		64	64	250	1000		
(2.)	Fluoride			mg/l		0.45	0.45	1	1.50		
(3.)	TDS			mg/l		422	422	500	2000		
(4.)	pH			NA		7.64	7.64	6.5	8.5		
(5.)	Total Hardness			mg/l		168	168	200	600		
(6.)	Heavy		Pb	mg/l		0	0	0.01	0.01		

	Metals											
(7.)	TSS			mg/l		0	0	1	5			
14.3. No. of Surface Water Monitoring Locations : 2												
S. No.	Criteria Pollutants	Other Criteria Pollutants	Unit	Other Unit	Maximum Value	Minimum Value	Classification of inland water body					
(1.)	DO		mg/l		4.20	4.20	C					
(2.)	BOD		mg/l		4.50	4	E					
(3.)	COD		mg/l		20.04	18.50	E					
(4.)	Others	Total Coliform	Others	MPN / 100ml	2600	2500	C					
(5.)	pH		NA		8.20	8.07	C					
14.4. No. of Ambient Noise Monitoring Locations : 8												
S. No.	Parameter	Unit	Maximum Value	Minimum Value	Prescribed Standard							
(1.)	Leq(Day)	A-weighted decibels(dB(A))	64.73	53.40	65							
(2.)	Leq(Night)	A-weighted decibels(dB(A))	44.40	40.01	55							
14.5. No. of Soil Sample Monitored Locations : 1												
S. No.	Parameter	Unit	Other Unit	Maximum Value	Minimum Value							
(1.)	Electric Conductivity	Others	µS/cm	454.27	454.27							
(2.)	P(Phosphorus)	Milligram per Kilogram		1.64	1.64							
(3.)	N(Nitrogen)	Milligram per Kilogram		922.46	922.46							
(4.)	K(Potassium)	Milligram per Kilogram		3072.75	3072.75							
(5.)	pH			7.76	7.76							
Details of Ground Water Table:												
14.6.	(a)Range of Water Table Pre-Monsoon Season (Meters Below Ground Level (m bgl))		From 0.50 To 14.60									
	(b)Range of Water Table Post-Monsoon Season (Meters Below Ground Level (m bgl))		From 1.20 To 6.90									
	(c)Whether Ground Water Intersection will be there ?		No									
15. Details of Water Requirement (During Operation)												
S. No.	Source	Source Other	Required Quantity	Distance from Source	Copy of Permission from Competent Authority	Mode of Transport	Other Mode of Transport	Method of Water Withdrawal	Other Method of Water Withdrawal	Letter No.	Date of Issue	Permitted Quantity
(1.)	Others	MBMC	1705	20	Copy of Permission Letter	Pipeline		Others	Pipe line	-	29 Sep 2021	0
15.1.	(a)Whether Desalination is proposed					No						
16. Waste Water Management(During Operation)												
S. No.	Type/Source	Quantity of Waste Water Generated (Kilolitre per Day)	Treatment Capacity (Kilolitre per Day)	Treatment Method	Mode of Disposal	Other Mode of Disposal	Quantity of Treated Water Used in Recycling/Reuse (Kilolitre per Day)	Quantity of Discharged Water (Kilolitre per Day)				
(1.)	Sewage Water	1236	1624	MBBR	Others	Reuse & Disposal	602	634				
16.1.	(a)Total Waste Water Generation				1236							
	(b)Total Discharged Water				634							
	(c)Total Reused Water				602							
17. Solid Waste Generation/Management												
S. No.	Name of Waste	Item	Other Item	Quantity per Annum	Unit	Distance from Site(KM)	Mode of Transport	Other Mode of Transport	Mode of Disposal	Other Mode of Disposal		
(1.)	Non Biodegradable Waste	Municipal Solid Waste		1293	Tons	20	Road		Authorized Recyclers			
(2.)	Biodegradable Waste	Municipal Solid Waste		862.13	Tons	0	Others	Onsite	Others	OWC		
18.												

18.1. Air Quality Impact Prediction

S. No.	Criteria Pollutants	Other Criteria Pollutants	Unit	Baseline Concentration	Distance GLC	Incremental Concentration	Total GLC	Prescribed Standard
(1.)	NOx		Microgram per Meter Cube	63.01	1.5	1.5	64.10	80
(2.)	PM10		Microgram per Meter Cube	123.21	2	0.142	123.35	100
(3.)	PM2.5		Microgram per Meter Cube	88.72	1.50	1.50	88.92	60
(4.)	SO2		Microgram per Meter Cube	56.6	4	1.43	58.03	80

18.2. Stack Details

S. No.	Source	Fuel	Stack Height(m)	Stack Diameter(m)	Pollutants	Other Pollutants	Emission (GLS)
(1.)	DG	HSD	114.63	0.4	NOx		0.11
(2.)	DG	HSD	40.88	0.4	PM2.5		0.021
(3.)	DG	HSD	105.78	0.4	PM10		0.02
(4.)	DG	HSD	40.88	0.4	SO2		0.209

19.	Power Requirement:	
	(a)Quantity (Kilo Volt Amps (kVA))	13343
	(b)Source	Adani
	(c)Uploaded Copy of Agreement	Copy of Agreement
	(d)Standby Arrangement (Details of DG Sets)	3 x 910 KVA
	(e)Stack Height (in m)	114.63

20.	Land Ownership Pattern:	
	(a)Forest Land	0
	(b)Private Land	3.7880
	(c)Government Land	0
	(d)Revenue Land	0
	(e)Other Land	0
	Total Land	3.7880

21.	Present Land Use Breakup of the Study Area in Ha:	
	(a)Agriculture Area	0
	(b)Waste/Barren Land	0
	(c)Grazing/ Community Land	0
	(d)Surface Water Bodies	0
	(e)Settlements	0
	(f)Industrial	0
	(g)Forest	0
	(h)Mangroves	0
	(i)Marine Area	0
	(j)Others : Plot Area	3.7880
	Total	3.788

22. Land Requirement for Various Activities

S. No.	Description of Activity / Facility / Plant / Others	Others	Land Requirement	Remarks
(1.)	Built Up Area		3.7880	Construction Project
	Total		3.788	

23. Ecological and Environmental Sensitivity (Within 10 Km):- WLS-Wild Life Species; NPA-Notified Protected Area; ESAs-Eco Sensitive Areas; ESZs-Eco Sensitive Zones :

23.1. Details of Ecological Sensitivity :

S. No.	Details of Ecological Sensitivity	Name	Distance from the Project (Km)	Remarks
(1.)	Corridors	NA	0	NA
(2.)	WLS	NA	0	NA
(3.)	Wildlife Corridors	NA	0	NA
(4.)	ESZs	SGNP	1.29	away from notified esz
(5.)	Critically Polluted Area	NA	0	NA
(6.)	NPA	NA	0	NA
(7.)	ESAs	NA	0	NA

23.2. Details of Environmental Sensitivity :

S. No.	Details of Environmental Sensitivity	Other Details of Environmental	Name	Distance from the Project (Km)	Remarks
--------	--------------------------------------	--------------------------------	------	--------------------------------	---------

		Sensitivity		
(1.)	Forest		NA	0
(2.)	Archaeological Sites		NA	0
(3.)	Defence Installations		NA	0
(4.)	Others	NA	NA	0
23.3.	(a)Whether Noc / Permission from the competent authority is required? (b)Whether NBWL recommendation is required?		No No	
24.	Forest Land: Whether any Forest Land involved?		No	
25.	Tree Cutting: (a)No. of Trees Cut for the Project (if Forest Land not Involved) (b)Details of Tree Cutting and Planting of Trees		167 Copy of Details of Tree Cutting and Planting of Trees	
26.	Land Acquisition Status: (a)Acquired Land(Ha) (b)Land yet to be acquired(Ha) (c)Status of Land acquisition if not acquired		3.7880 0 0	
27.	Rehabilitation and Resettlement (R&R): (a)No. of Villages (b)No. of Households (c)No. of PDFs (Project Displaced Families) (d)No. of PAFs (Project Affected Families) (e)Funds Allocated for R&R(in Rs) (f)Status of R&R		0 0 0 0 0 Completed	
28.	Details of Presence of Schedule-I Species: (a)Whether there is Presence of Schedule-I Species ? (b)Whether conservation plan for Schedule-I Species has been prepared ? (c)Whether conservation plan for Schedule-I Species has been approved by competent authority ?		No No No	
29.	Details of Presence of Water Bodies in Core Area: (a)Whether there is Presence of Water Bodies in Core Area ? (b)Whether there is Diversion Required ? (c)Whether permission has been obtained from competent authority ?		No No No	
30.	Details of Presence of Water Bodies in Buffer Area: (a)Whether there is Presence of Water Bodies in Buffer Area ?		No	
31.	Manpower Requirement: (a)Permanent Employment-During Construction (b)Permanent Employment-During Operation (c)Temporary Employment- During Construction (d)Temporary Employment- During Operation (e)No. of working days (f)Total Manpower		50 50 50 2500 6 2650	
32.	Green Belt in Ha: (a)Total Area of Green Belt (in hectare) (b)Percentage of Total Project Area (c)No. of Plants to be Planted (d)Funds Allocated for Plantation (e)Uploaded Green Belt plan		0.378 9.98 974 6116000 Copy of Green Belt Plan	
33.	Project Benefits			
S. No.	Type of Project Benefits	Details of Project Benefits		
(1.)	Environmental	Providing STP, OWC & RWH		

34. CRZ Specific Details : Not Applicable**35. Sector Specific Details For INFRA-2**

S.	Item	Details
----	------	---------

No.			
1.	Details of Building Construction:		
	(a)Maximum Height of the Building (Meters)		108.60
	(b)Total No. of Flats to be Build		2521
	(c)No. of Buildings		12
	(d)Total plot area (sqm)		37880.43
	(e)Total built up area (sqm)		323656.18
2.	Foreshore Facilities and/or Marine Disposal:		
	(a)Whether Project Involves Foreshore Activities and/or marine Disposal?		No
3.	Rain Water Harvesting:		
	(a)No. of Storage Capacity		0
	(b)No. of Recharge Pits Capacity		11 1053
4.	Parking:		
	(a)Details of 4 Wheeler/ 2 Wheeler Parking		2917/3036
5.	Energy Saving Measures:		
	(a)Source/Mode		Solar, LED, etc
	(b)Percentage		20
	(c)Quantity		2705651
6.	Other details:		
	(a)Details of impact on Water Bodies and Drainage patters of catchment area		Proper Internal SWD design has been proposed
	(b)Details of Traffic Density Impact Assessment and Modelling Study		Copy of Details of Traffic Density Impact Assessment and Modelling Study
	(c)In case Underground Tunnel Project below the Forest Land - Subsidence Impact Study report		Copy of Underground Tunnel Project below the Forest Land - Subsidence Impact Study report
7.	Type of Industries to be established with Industrial Estate as per their category A/B		
S. No.	Type of Industry	No. of Units	Category A/B
NIL			
8.	Length of the alignment		N/A
9.	Details Bridges/ROB/Interchanges,Flyovers,Vehicle Underpass and Pedestrian Underpass		
Details Not Applicable			
S. No.	Item	Details	
36.	Details of Court Cases:		
	(a)Whether there is any Court Cases pending against the project and/or land in which the project is proposed to be set up ?		No
37.	Details of Direction Issued under Environment (Protection) Act / Air (Prevention & Control of Pollution)) Act / Water (Prevention & Control of Pollution) Act:		
	(a)Whether any Direction issued under EPA Act/Air Act/Water Act ?		No
38.	Details of EIA Consultant:		
	(a)Have you hired Consultant for preparing document?		Yes
	(i)Accreditation No.		NABET/EIA/2023/RA 0206
	(ii)Name of the EIA Consultant		Enviro Analysts & Engineers Pvt Ltd
	(iii)Address		B-1003, Enviro House, 10th Floor, Western Edge II, Near Western Express Highway,Borivali East, Mumbai 400066
	(iv)Mobile No.		9321619749
	(v)Landline No.		0222854164
	(vi)Email Id		info@eaapl.com
	(vii)Category of Accreditation		A
	(viii)Sector of Accreditation		INFRA-2
	(ix)Validity of Accreditation		13 May 2023
	(x)Uploaded Certificate of Accreditation certified by QCI/NABET		Copy of Certificate of Accreditation
39.	Documents to be Attached:		
	(a.I)Upload Copy of EIA/EMP(Text)		Copy of EIA/EMP(Text)
	(a.II)Upload Copy of EIA/EMP(Annexures) Report		Copy of EIA/EMP(Annexures)
	(a.III)Upload Copy of EIA/EMP(Maps/Plans/Figures only)		Copy of EIA/EMP(Maps/Plans/Figures only)
	(b)Uploaded Copy of Risk Assessment Report		Copy of Risk Assessment
	(c)Uploaded Copy of Feasibility Report/ Detailed Project Report(DPR) /Detailed Engineering Report /Detailed Conceptual Plan /Approved Mining Plan		Copy of Feasibility Report/ Detailed Project Report(DPR) /Detailed Engineering Report /Detailed Conceptual Plan /Approved Mining Plan

Conceptual Plan /Approved Mining Plan	
(d)Uploaded Copy of Final Layout Plan	Copy of Final Layout Plan
(e)Uploaded Cover Letter	Copy of Cover Letter
(f)Uploaded Copy of documents in support of the competence/authority of the person making this application to make application on behalf of the User Agency	Copy of documents in support of the competence/authority of the person making this application to make application on behalf of the User Agency
(i)Uploaded Additional File	Copy of Additional File
(j)Uploaded Proposal Presentation (To be given in EAC/SEIAA/SEAC meeting)	NA
(k)Uploaded Updated Form1	NA

Essential Details Sought

S. No.	EDS Sought Date	EDS Sought	Letter
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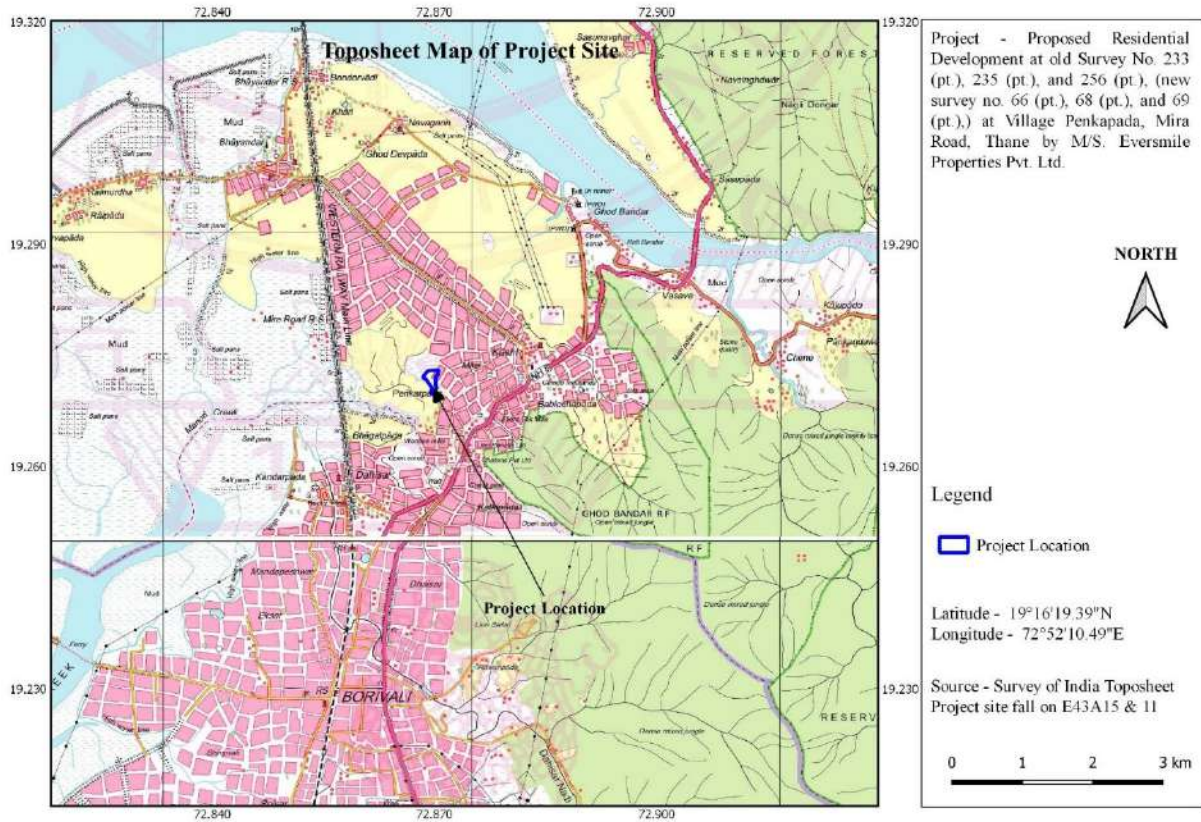
NO Record**Additional Details Sought**

S. No.	ADS Sought Date	ADS Sought	Letter
(1.)	16/08/2022	plz submit compliance as per SEIAA 247 Day 2 part - A sr. no. 17 mom	
(2.)	17/08/2022	Consideration Letter for presentation in upcoming SEIAA meeting.	ADS Letter
(3.)	02/09/2022	Plz submit compliance as per SEIAA 249 Day 2 Part C sr no. 39 mom	
(4.)	06/09/2022	Compliance of 249th meeting of SEIAA is hereby submitted.	ADS Letter
(5.)	06/09/2022	Compliance of 249th meeting of SEIAA is hereby submitted.	ADS Letter

Undertaking

I hereby give undertaking that the data and information given in the application and enclosures are true to be best of my knowledge and belief. And I am aware that if any part of the data and information found to be false or misleading at any stage, the project will be rejected and clearance given, if any to the project will be revoked at our risk and cost. In addition to above, I hereby give undertaking that no activity/ construction/ expansion has since been taken up.

Name of Applicant	Imtiaz Kanga
Designation	Director
Name of Company (Applicant Name should not be given here)	EVERSMILE PROPERTIES PVT LTD.
Address	75-old block factory, Sector-I, Srishti Housing Complex, Penkarpada, Mira Road, Thane



ANNEXURE 27

Minutes of the 178th meeting of the State Level Expert Appraisal Committee-II (MMR & Konkan Region) held on 29th, 30th June, 2022 & 1st July, 2022 through Video Conferencing.

Item No.28: Eversmile Properties Pvt Ltd. (SIA/MH/MIS/238569/2021)

Environmental Clearance for proposed residential development at old Survey No. 233 (Pt.), 235 (Pt.), and 256 (Pt.), {new survey no. 66 (Pt.), 68 (Pt.), and 69 (Pt.)} at Village: Penkarpada, Mira road, Thane by Eversmile Properties Pvt Ltd.

Introduction:

PP submitted the application for environment clearance to their proposed Residential Development project having total plot area of 37,880.43 Sq. Mtrs, Total construction area of 3,23,656.18 Sq. Mtrs and FSI area of 1,85,303.99 Sq. Mtrs. PP proposes to construct 12 Nos. of Residential buildings with shops as mentioned at Sr. no-20 of the project details.

Representative of PP was present during the meeting along with environmental consultant Enviro Analysts & Engineers Pvt Ltd. The details of project are as mentioned below:


Sr No.	Description	Details	
1	Proposal Number	SIA/MH/MIS/238569/2021	
2	Name of Project	Proposed residential development at old Survey No. 233 (Pt.), 235(Pt.) and 256(Pt.) (new survey no. 66(Pt.), 68(Pt.) and 69(Pt.) at Village: Penkarpada, Mira road, Thane by M/s Eversmile Properties Pvt Ltd.	
3	Project category	8(b) B1	
4	Type of Institution	Private	
5	Project Proponent	Name	Mr. Parag Saraiya
		Regd. Office address	101, Kalpataru Synergy, Opp. Grand Hyatt, Santacruz (E), Mumbai 400 055.
		Contact number	022 30645000
		e-mail	eversmile@kalpataru.com
6	Consultant	Name: M/s. Enviro Analysts & Engineers Pvt. Ltd. NABET Accreditation No: NABET/EIA/2023/RA0206 Validity: 13.05.2023	
7	Applied for	New	
8	Location of the project	Old Survey No. 233 (Pt.), 235(Pt.) and 256(Pt.) (new survey no. 66(Pt.), 68(Pt.) and 69(Pt.) at Village: Penkarpada, Mira road, Thane.	


Member Secretary


Chairman

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9	Latitude and Longitude		Latitude: 19°16'19.39"N Longitude: 72°52'10.49"E				
10	Plot Area (sq.m.)		37,880.43 sq. mt.				
11	Deductions (sq.m.)		0.00 sq. mt.				
12	Net Plot area (sq.m.)		37,880.43 sq. mt.				
13	Ground coverage (m ²) & %		22869.166 sq. mt. (60.371 %)				
14	FSI Area (sq.m.)		1,85,303.99 sq. mt.				
15	Non-FSI (sq.m.)		138352.19 sq. mt.				
16	Proposed built-up area (FSI + Non FSI) (sq.m.)		323656.18 sq. mt.				
17	TBUA (m ²) approved by Planning Authority till date		CC has been received dated -31//3/2022 from MBMC. Approved FSI area- 1,93,657. 72sq.m				
18	Earlier EC details with Total Construction area, if any.		NA. This is fresh project.				
19	Construction completed (FSI + Non FSI) (sq.m.)						
20	Previous EC / Existing Building			Proposed Configuration			Reason for Modification / Change
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
		NA	NA	A	2B + Ground + 1 st Podium + 2 nd Podium+ 1st to 33th floor	108.60	NA
				B	2B + Ground + 1 st Podium + 2 nd Podium+ 1st to 33th floor	108.60	
				C	2B + Ground/Shopping+ 1 st Podium/Shopping + 2 nd Podium + 1st to 33th floor	108.60	
			D	3B + Ground/Shopping + 1 st Podium/Shopping + 2 nd Podium + 1st to 33th floor	108.60		

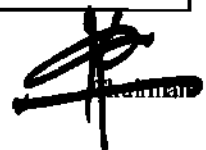

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Chairman

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			E	3B + Ground + 1st Podium + 2 nd Podium + 1st to 31 st floor	102.7 0
			F	3B + Ground + 1st Podium + 2 nd Podium + 1st to 31 st floor	102.7 0
			G	2B + Ground + 1st Podium + 2 nd Podium + 1st to 31 st floor	102.7 0
			H	2B + Ground + 1st Podium + 2 nd Podium + 1st to 31 st floor	102.7 0
			I	2B + Ground + 1st Podium + 2 nd Podium + 1st to 2 nd floor	16.00
			J	2B + Ground + 1st to 4 th floor	14.95
			K	2B + Ground + 1st Podium + 2 nd Podium + 1st to 3 rd floor	18.95
			L	2B + Ground + 1st Podium + 2 nd Podium + 1st to 33 th floor	108.6 0
21	No. of Tenements & Shops	Flats-2521 Nos. Shops-21 nos			
22	Total Population	11602 Nos.			
23	Total Water Requirements CMD	Total Water Requirement:1705 Domestic: 1103 Flushing: 572 Landscape: 30			
24	Under Ground Tank (UGT) location	Below ground			
25	Source of water	MBMC			
26	STP Capacity & Technology	1624 KLD MBBR technology			


Member Secretary



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27	STP Location	Ground			
28	Sewage Generation CMD & % of sewage discharge in sewer line	Sewage Generation is 1455 CMD & 634 CMD (35% of sewage discharge in the sewer line.)			
29	Solid Waste Management during Construction Phase	Type	Quantity (Kg/d)	Treatment / disposal	
		Dry waste	20	Will be handed over to a recycler	
		Wet waste	30	Will be handed over to municipal waste collector	
		Constructi on waste	Top Soil	68057 cum	To be preserved for landscaping.
			Demoliti on waste	Nil	NA
			Excavate d material	137550 cum	The excavated soil shall be reused for backfilling to the extent possible. The excess shall be disposed off
			Cement Bags	91338	The empty bags shall be recycled and reused.
			Paint container (@20L)	23168 Cans	To be sold to recyclers
Scrap metal generate d	706 Mt		The steel shall be sent for recycling		
Tiles	199787 Sq ft		The excess shall be disposed of through authorized vendors.		
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)	Treatment / disposal	
		Dry waste	3543 kg/day	Will be handed over to a recycler.	

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		Wet waste	2362 kg/day	Will be treated on OWC. Manure obtained shall be used as manure for landscaping.						
		E-Waste	8535 kg/year	Will be collected and sent to MPCB authorized recyclers.						
		STP Sludge (dry)	73 kg/day	Sewage sludge is used as manure for gardening.						
31	R.G. Area in sq. m.	<p>RG required – 3788.04 sq.m. RG provided on Mother earth- 1.5 strip proposed RG provided on Podium - 3788.04 sq.m. Total – 3788.04 sq.m.</p> <p>Existing trees on the plot: 197nos</p> <p>Number of trees to be planted: 1298 nos. a) In RG area: 625 nos. b) In Miyawaki Plantation; 1000 nos.</p> <p>Number of trees to be cut: 167 nos.</p> <p>Number of trees to be transplanted: 30 nos.</p>								
32	Power requirement	<p>During Operation Phase:</p> <table border="1"> <thead> <tr> <th colspan="2">Details</th> </tr> </thead> <tbody> <tr> <td>Connected load (kW)</td> <td>37788</td> </tr> <tr> <td>Demand load (kW)</td> <td>10674</td> </tr> </tbody> </table>			Details		Connected load (kW)	37788	Demand load (kW)	10674
Details										
Connected load (kW)	37788									
Demand load (kW)	10674									
33	Energy Efficiency	<p>a) Total Energy saving (%): 20% b) Solar energy (%): 5%</p>								
34	D.G. set capacity	3 x 910 KVA								
35	No. of 4-W & 2-W Parking with 25% EV	<p>4W – 2917 No's 2W – 3036 No's 25% EV Charging Points provided</p>								
36	No. & capacity of Rain water harvesting tanks /Pits	11 Recharge Pits								
37	Project Cost in (Cr.)	Rs 1084.26crores								
38	EMP Cost	<p>Capital Cost: Rs. 366.25 lakhs O & M Cost: Rs. 47.34 lakhs/annum</p>								
39	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	OM dated 30.9.2020 U/n F.No- 22-65/2017.IA.III supersedes earlier OM under even number dated 1st May, 2018 regarding guidelines in respect to CER								


Member Secretary


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40	Details of Court Cases/litigations w.r.t the project and project location, if any.	Nil
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Deliberation: -

PP informed that the project comes in the jurisdiction of Mira Bhayandar Municipal Corporation (MBMC). PP also informed that the project site is accessible by 30.0 Mtr wide existing DP road. PP further informed that the project is proposed for IGBC Green homes certification.

PP submitted that the project has received Terms of Reference (ToR) vide letter No-SIA/MH/MIS/238569/2021, dated: 23.03.2022 for total plot area of 37,880.34 Sq. Mtrs, Total construction area of 3,85,708.276 Sq. Mtrs. and FSI area of 2,44,659.300 Sq. Mtrs. Accordingly, PP has submitted EIA report on Parivesh portal for appraisal. However, Committee noted that the proposed total construction area of the project is 3,23,656.18 Sq. Mtrs which is well within the total construction area of 3,85,708.276 Sq. Mtrs. approved in ToR dated: 23.03.2022.

The project proposal was discussed on the basis of presentation made and documents submitted by the proponent along with environmental consultant Enviro Analysts & Engineers Pvt Ltd. All issues related to environment, including air, water, land, soil, ecology and biodiversity and social aspects were discussed. Committee noted that the project is under 8(b) B1 category of EIA Notification, 2006. Consolidated Statements, Form- 2/1A, presentation & plans submitted are taken on the record.

During discussion following points emerged:

1. PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to submit revised CRZ NOC from MCZMA as per latest revised planning of the project.
3. PP to submit details energy calculation with terrace floor plan in accordance with shadow analysis & ensure that the energy savings from renewable sources shall be minimum 5 % & over all energy saving of the project is minimum 20%.
4. PP to reduce discharge of treated water up to 35%. PP to submit undertaking from concerned authority/agency/third party regarding use of excess treated water.


Member Secretary


Chairman

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5. PP to revise biodiversity chapter in EIA including details of trees to be cut & compensatory plantation details.
6. PP to provide adequate mechanical ventilation in the STP-2 & include cost of in EMP.
7. PP to provide two row plantations all along the project boundary to mitigate noise and air pollution due to vehicular movements on roads.
8. Planning authority to ensure that water supply, sewer and storm water networks are made available in the vicinity of the project before issuing occupation certificate to the project.

Decision:-

In view of above discussion and subject to compliance of above points the proposal is recommended to SELAA for grant of Environmental Clearance

Sd/-

Member Secretary

Sd/-

Chairman

1966 ANNEXURE-8

Minutes of 247th (Day-2) Part A meeting of SEIAA held on 29th July, 2022.

Item no. 17

Proposal No.:- SIA/MH/MIS/238569/2021

Type of Project: EC

Subject- Environmental Clearance for proposed residential development at old Survey No. 233 (Pt.), 235 (Pt.), and 256 (Pt.), {new survey no. 66 (Pt.), 68 (Pt.), and 69 (Pt.)} at Village: Penkarpada, Mira road, Thane by Eversmile Properties Pvt Ltd.

Project Details-

PP submitted the application for environment clearance to their proposed Residential Development project having total plot area of 37,880.43 Sq. Mtrs, Total construction area of 3,23,656.18 Sq. Mtrs and FSI area of 1,85,303.99 Sq. Mtrs. PP proposes to construct 12 Nos. of Residential buildings with shops as mentioned at Sr. no-20 of the project details.

Representative of PP was present during the meeting along with environmental consultant Enviro Analysts & Engineers Pvt Ltd. The details of project are as mentioned below:

Sr No.	Description	Details								
1	Proposal Number	SIA/MH/MIS/238569/2021								
2	Name of Project	Proposed residential development at old Survey No. 233 (Pt.), 235(Pt.) and 256(Pt.) (new survey no. 66(Pt.), 68(Pt.) and 69(Pt.) at Village: Penkarpada, Mira road, Thane by M/s Eversmile Properties Pvt Ltd.								
3	Project category	8(b) B1								
4	Type of Institution	Private								
5	Project Proponent	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Name</td> <td>Mr. Parag Saraiya</td> </tr> <tr> <td>Regd. Office address</td> <td>101, Kalpataru Synergy, Opp. Grand Hyatt, Santacruz (E), Mumbai 400 055.</td> </tr> <tr> <td>Contact number</td> <td>022 30645000</td> </tr> <tr> <td>e-mail</td> <td>eversmile@kalpataru.com</td> </tr> </table>	Name	Mr. Parag Saraiya	Regd. Office address	101, Kalpataru Synergy, Opp. Grand Hyatt, Santacruz (E), Mumbai 400 055.	Contact number	022 30645000	e-mail	eversmile@kalpataru.com
Name	Mr. Parag Saraiya									
Regd. Office address	101, Kalpataru Synergy, Opp. Grand Hyatt, Santacruz (E), Mumbai 400 055.									
Contact number	022 30645000									
e-mail	eversmile@kalpataru.com									
6	Consultant	Name: M/s. Enviro Analysts & Engineers Pvt. Ltd. NABET Accreditation No: NABET/EIA/2023/RA0206 Validity: 13.05.2023								
7	Applied for	New								
8	Location of the project	Old Survey No. 233 (Pt.), 235(Pt.) and 256(Pt.) (new survey no. 66(Pt.), 68(Pt.) and 69(Pt.) at Village: Penkarpada, Mira road, Thane.								
9	Latitude and Longitude	Latitude: 19°16'19.39"N Longitude: 72°52'10.49"E								
10	Plot Area (sq.m.)	37,880.43 sq. mt.								
11	Deductions (sq.m.)	0.00 sq. mt.								
12	Net Plot area (sq.m.)	37,880.43 sq. mt.								


Member Secretary


Chairman

Minutes of 247th (Day-2) Part A meeting of SEIAA held on 29th July, 2022.

13	Ground coverage (m ²) & %	22869.166 sq. mt. (60.371 %)					
14	FSI Area (sq.m.)	1,85,303.99 sq. mt.					
15	Non-FSI (sq.m.)	138352.19 sq. mt.					
16	Proposed built-up area (FSI + Non FSI) (sq.m.)	323656.18 sq. mt.					
17	TBUA (m ²) approved by Planning Authority till date	CC has been received dated -31/3/2022 from MBMC. Approved FSI area- 1,93,657. 72sq.m					
18	Earlier EC details with Total Construction area, if any.	NA. This is fresh project.					
19	Construction completed (FSI + Non FSI) (sq.m.)						
20	Previous EC / Existing Building		Proposed Configuration			Reason for Modification / Change	
	Buildi ug Name	Configurat ion	Heig ht (m)	Building Name	Configurat ion		Heig ht (m)
		NA	NA	A	2B + Ground + 1 st Podium + 2 nd Podium+ 1st to 33th floor	108.60	NA
				B	2B + Ground + 1 st Podium + 2 nd Podium+ 1st to 33th floor	108.60	
				C	2B + Ground/Shopping + 1 st Podium/Shop ping + 2 nd Podium + 1st to 33th floor	108.60	
				D	3B + Ground/Shopping + 1 st Podium/Shopping + 2 nd Podium + 1st to 33th floor	108.60	
				E	3B + Ground + 1st Podium + 2 nd Podium + 1st to 31 st floor	102.70	
			F	3B + Ground + 1st Podium + 2nd	102.70		


Member Secretary


Chairman

Minutes of 247th (Day-2) Part A meeting of SEIAA held on 29th July, 2022.

				Podium + 1st to 31st floor	
			G	2B + Ground + 1st Podium + 2nd Podium + 1st to 31st floor	102.70
			H	2B + Ground + 1st Podium + 2nd Podium + 1st to 31st floor	102.70
			I	2B + Ground + 1st Podium + 2nd Podium + 1st to 2nd floor	16.00
			J	2B + Ground + 1st to 4th floor	14.95
			K	2B + Ground + 1st Podium + 2nd Podium + 1st to 3rd floor	18.95
			L	2B + Ground + 1st Podium + 2nd Podium + 1st to 33th floor	108.60
21	No. of Tenements & Shops	Flats-2521 Nos. Shops-21 nos			
22	Total Population	11602 Nos.			
23	Total Water Requirements CMD	Total Water Requirement:1705 Domestic: 1103 Flushing: 572 Landscape: 30			
24	Under Ground Tank (UGT) location	Below ground			
25	Source of water	MBMC			
26	STP Capacity & Technology	1624 KLD MBBR technology			
27	STP Location	Ground			
28	Sewage Generation CMD & % of sewage discharge in sewer line	Sewage Generation is 1455 CMD & 634 CMD (35% of sewage discharge in the sewer line.)			
29	Solid Waste Management	Type	Quantity (Kg/d)	Treatment /	


Member Secretary



Chairman

Minutes of 247th (Day-2) Part A meeting of SEIAA held on 29th July, 2022.

	during Construction Phase			disposal	
		Dry waste	20	Will be handed over to a recycler	
		Wet waste	30	Will be handed over to municipal waste collector	
		Constructi on waste	Top Soil	68057 cum	To be preserved for landscaping.
			Demoliti on waste	Nil	NA
		Excavate d material	13755 0 cum	The excavated soil shall be reused for backfilling to the extent possible. The excess shall be disposed off	
		Cement Bags	91338	The empty bags shall be recycled and reused.	
		Paint container (@20L)	23168 Cans	To be sold to recyclers	
		Scrap metal generated	706 Mt	The steel shall be sent for recycling	
Tiles	19978 7 Sq ft	The excess shall be disposed of through authorized vendors.			
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)	Treatment / disposal	
		Dry waste	3543 kg/day	Will be handed over to a recycler.	
		Wet waste	2362 kg/day	Will be treated on OWC. Manure obtained shall be used as manure for landscaping.	



Member Secretary



Chairman

Minutes of 247th (Day-2) Part A meeting of SEIAA held on 29th July, 2022.

		E-Waste	8535 kg/year	Will be collected and sent to MPCB authorized recyclers.						
		STP Sludge (dry)	73 kg/day	Sewage sludge is used as manure for gardening.						
31	R.G. Area in sq. m.	RG required – 3788.04 sq.m. RG provided on Mother earth- 1.5 strip proposed RG provided on Podium - 3788.04 sq.m. Total – 3788.04 sq.m. Existing trees on the plot: 197nos Number of trees to be planted: 1298 nos. a) In RG area: 625 nos. b) In Miyawaki Plantation; 1000 nos. Number of trees to be cut: 167 nos. Number of trees to be transplanted: 30 nos.								
32	Power requirement	During Operation Phase: <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th colspan="2">Details</th> </tr> </thead> <tbody> <tr> <td>Connected load (kW)</td> <td>37788</td> </tr> <tr> <td>Demand load (kW)</td> <td>10674</td> </tr> </tbody> </table>			Details		Connected load (kW)	37788	Demand load (kW)	10674
Details										
Connected load (kW)	37788									
Demand load (kW)	10674									
33	Energy Efficiency	a) Total Energy saving (%): 20% b) Solar energy (%): 5%								
34	D.G. set capacity	3 x 910 KVA								
35	No. of 4-W & 2-W Parking with 25% EV	4W – 2917 No's 2W – 3036 No's 25% EV Charging Points provided								
36	No. & capacity of Rain water harvesting tanks /Pits	11 Recharge Pits								
37	Project Cost in (Cr.)	Rs 1084.26crores								
38	EMP Cost	Capital Cost: Rs. 366.25 lakhs O & M Cost: Rs. 47.34 lakhs/annum								
39	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	OM dated 30.9.2020 U/n F.No- 22-65/2017.IA.III supersedes earlier OM under even number dated 1st May, 2018 regarding guidelines in respect to CER								
40	Details of Court Cases/litigations w.r.t the project and project location, if any.	Nil								

SEAC Deliberation –


Member Secretary


Chairman

Minutes of 247th (Day-2) Part A meeting of SEIAA held on 29th July, 2022.

PP informed that the project comes in the jurisdiction of Mira Bhayandar Municipal Corporation (MBMC). PP also informed that the project site is accessible by 30.0 Mtr wide existing DP road. PP further informed that the project is proposed for IGBC Green homes certification.

PP submitted that the project has received Terms of Reference (ToR) vide letter No-SIA/MH/MIS/238569/2021, dated: 23.03.2022 for total plot area of 37,880.34 Sq. Mtrs, Total construction area of 3,85,708.276 Sq. Mtrs. and FSI area of 2,44,659.300 Sq. Mtrs. Accordingly, PP has submitted EIA report on Parivesh portal for appraisal. However, Committee noted that the proposed total construction area of the project is 3,23,656.18 Sq. Mtrs which is well within the total construction area of 3,85,708.276 Sq. Mtrs. approved in ToR dated: 23.03.2022.

The project proposal was discussed on the basis of presentation made and documents submitted by the proponent along with environmental consultant Enviro Analysts & Engineers Pvt Ltd. All issues related to environment, including air, water, land, soil, ecology and biodiversity and social aspects were discussed. Committee noted that the project is under 8(b) B1 category of EIA Notification, 2006. Consolidated Statements, Form- 2/1A, presentation & plans submitted are taken on the record.

During discussion following points emerged:

1. PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to submit revised CRZ NOC from MCZMA as per latest revised planning of the project.
3. PP to submit details energy calculation with terrace floor plan in accordance with shadow analysis & ensure that the energy savings from renewable sources shall be minimum 5 % & over all energy saving of the project is minimum 20%.
4. PP to reduce discharge of treated water up to 35%. PP to submit undertaking from concerned authority/agency/third party regarding use of excess treated water.
5. PP to revise biodiversity chapter in EIA including details of trees to be cut & compensatory plantation details.
6. PP to provide adequate mechanical ventilation in the STP-2 & include cost of it in EMP.
7. PP to provide two row plantations all along the project boundary to mitigate noise and air pollution due to vehicular movements on roads.
8. Planning authority to ensure that water supply, sewer and storm water networks are made available in the vicinity of the project before issuing occupation certificate to the project.

Recommendations of SEAC-

In view of above discussion and subject to compliance of above points the proposal is recommended to SEIAA for grant of Environmental Clearance.

Deliberation in SEIAA-


Member Secretary


Chairman

Minutes of 247th (Day-2) Part A meeting of SEIAA held on 29th July, 2022.

Proposal is a new construction project. Proposal is recommended by SEAC-2 in its 178th meeting for grant of Environment Clearance for total plot area of 37880.43 m², FSI area of 185303.99 m², Non FSI area of 138352.19 m² and total BUA of 323656.18 m².

PP was absent for the meeting. SEIAA after deliberation decided to defer the proposal.

SEIAA Decision-

SEIAA after deliberation decided to defer the proposal.



Member Secretary


Chairman

ANNEXURE-9
EVERSMILE PROPERTIES
PRIVATE LIMITED

To
Secretary
State Environment Impact Assessment Authority
Maharashtra State
Mantralaya,
Madam Cama Road, Nariman Point
Mumbai-400032.
3rd August 2022

03/8/22
लिपिक,
प्रमाण अन्वित कार्यालय,
पर्यावरण व वातावरणीय कलकत्ता,
मंत्रालय, मुंबई - 400 032

**Sub: Environmental Clearance For Proposed Residential
Development On Land Bearing Old S.Nos. 233 (Pt.), 235 (Pt.) & 256
(Pt.) (New S.Nos. 66 (Pt.), 68 (Pt.) & 69 (Pt.)) at Village Penkarpada,
District: Thane By M/s Eversmile Properties Pvt. Ltd.
SIA/MH/MIS/238569/2021**

**Ref.: Item No. at serial number 17 of agenda of 247th meeting of
SEIAA to be held on 29th July 2022.**

Madam,

We hereby express our gratitude for listing our proposal on the agenda of SEIAA. However, we did not attend the meeting of the Authority on 29th July 2022 as we were not ready with the compliances as directed by SEAC-II while recommending our proposal to SEIAA.

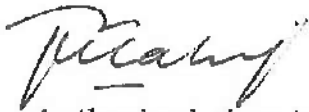
Now, we are able to present our proposal to SEIAA.

Therefore, we request you to enlist our proposal in the forthcoming meeting of SEIAA and oblige us.

Thanking you,

Yours faithfully

For Eversmile Properties Pvt.Ltd.



Authorized signatory.

1974
**EVERSMILE PROPERTIES
PRIVATE LIMITED**

To
Secretary
State Environment Impact Assessment Authority
Maharashtra State
Mantralaya,
Madam Cama Road, Nariman Point
Mumbai-400032.
3rd August 2022

**Sub.: Environmental Clearance For Proposed Residential
Development On Land Bearing Old S.Nos. 233 (Pt.), 235 (Pt.) & 256
(Pt.) (New S.Nos. 66 (Pt.), 68 (Pt.) & 69 (Pt.)) at Village Penkarpada,
District: Thane By M/s Eversmile Properties Pvt. Ltd.
SIA/MH/MIS/238569/2021**

**Ref.: Item No. at serial number 17 of agenda of 247th meeting of
SEIAA to be held on 29th July 2022.**

Madam,

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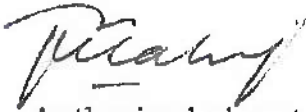
Now, we are able to present our proposal to SEIAA.

Therefore, we request you to enlist our proposal in the forthcoming meeting of SEIAA and oblige us.

Thanking you,

Yours faithfully

For Eversmile Properties Pvt.Ltd.



Authorized signatory.

3-8-22
आवक संशोधक (सं. शा.)
मंत्रालय व वातावरणय बदल विभाग
मंत्रालय, मुंबई ४०० ०३२

CIN No.: U70100MH1979PTC021291

Plot No. 75, Old Block Factory, Sector - I, Srishti Housing Complex,
Penkarpada, Mira Road, Dist. Thane - 401 104.

Minutes of 249th Day 2 (Part C) meeting of SEIAA held on 26th August, 2022

Item no. 39**Proposal No.:-** SIA/MH/MIS/238569/2021**Type of Project:** EC

Subject- Environmental Clearance for proposed residential development at old Survey No. 233 (Pt.), 235 (Pt.), and 256 (Pt.), {new survey no. 66 (Pt.), 68 (Pt.), and 69 (Pt.)} at Village: Penkarpada, Mira road, Thane by Eversmile Properties Pvt Ltd.

Project Details-

PP submitted the application for environment clearance to their proposed Residential Development project having total plot area of 37,880.43 Sq. Mtrs, Total construction area of 3,23,656.18 Sq. Mtrs and FSI area of 1,85,303.99 Sq. Mtrs. PP proposes to construct 12 Nos. of Residential buildings with shops as mentioned at Sr. no-20 of the project details.

Representative of PP was present during the meeting along with environmental consultant Enviro Analysts & Engineers Pvt Ltd. The details of project are as mentioned below:

Sr No.	Description	Details	
1	Proposal Number	SIA/MH/MIS/238569/2021	
2	Name of Project	Proposed residential development at old Survey No. 233 (Pt.), 235(Pt.) and 256(Pt.) (new survey no. 66(Pt.), 68(Pt.) and 69(Pt.) at Village: Penkapada, Mira road, Thane by M/s Eversmile Properties Pvt Ltd.	
3	Project category	8(b) B1	
4	Type of Institution	Private	
5	Project Proponent	Name	Mr. Parag Saraiya
		Regd. Office address	101, Kalpataru Synergy, Opp. Grand Hyatt, Santacruz (E), Mumbai 400 055.
		Contact number	022 30645000
		e-mail	eversmile@kalpataru.com
6	Consultant	Name: M/s. Enviro Analysts & Engineers Pvt. Ltd. NABET Accreditation No: NABET/EIA/2023/RA0206 Validity: 13.05.2023	
7	Applied for	New	
8	Location of the project	Old Survey No. 233 (Pt.), 235(Pt.) and 256(Pt.) (new survey no. 66(Pt.), 68(Pt.) and 69(Pt.) at Village: Penkarpada, Mira road, Thane.	
9	Latitude and Longitude	Latitude: 19°16'19.39"N Longitude: 72°52'10.49"E	
10	Plot Area (sq.m.)	37,880.43 sq. mt.	
11	Deductions (sq.m.)	0.00 sq. mt.	
12	Net Plot area (sq.m.)	37,880.43 sq. mt.	
13	Ground coverage (m ²) & %	22869.166 sq. mt. (60.371 %)	


Member Secretary


Chairman

14	FSI Area (sq.m.)	1,85,303.99 sq. mt.					
15	Non-FSI (sq.m.)	138352.19 sq. mt.					
16	Proposed built-up area (FSI + Non FSI) (sq.m.)	323656.18 sq. mt.					
17	TBUA (m ²) approved by Planning Authority till date	CC has been received dated -31//3/2022 from MBMC. Approved FSI area- 1,93,657. 72sq.m					
18	Earlier EC details with Total Construction area, if any.	NA. This is fresh project.					
19	Construction completed (FSI + Non FSI) (sq.m.)						
20	Previous EC / Existing Building	Proposed Configuration				Reason for Modification / Change	
	Buildi ng Name	Configura tion	Heig ht (m)	Building Name	Configuration	Height (m)	
		NA	NA	A	2B + Ground + 1 st Podium + 2 nd Podium+ 1st to 33th floor	108.60	NA
				B	2B + Ground + 1 st Podium + 2 nd Podium+ 1st to 33th floor	108.60	
				C	2B + Ground/Shoppin g+ 1 st Podium/Sho pping + 2 nd Podium + 1st to 33th floor	108.60	
				D	3B + Ground/Shoppin g + 1 st Podium/Shoppin g + 2 nd Podium + 1st to 33th floor	108.60	
				E	3B + Ground + 1st Podium + 2 nd Podium + 1st to 31 st floor	102.70	
			F	3B + Ground + 1st Podium + 2nd Podium + 1st to 31st floor	102.70		


Member Secretary


Chairman

			G	2B + Ground + 1st Podium + 2nd Podium + 1st to 31st floor	102.70
			H	2B + Ground + 1st Podium + 2nd Podium + 1st to 31st floor	102.70
			I	2B + Ground + 1st Podium + 2nd Podium + 1st to 2nd floor	16.00
			J	2B + Ground + 1st to 4th floor	14.95
			K	2B + Ground + 1st Podium + 2nd Podium + 1st to 3rd floor	18.95
			L	2B + Ground + 1st Podium + 2nd Podium + 1st to 33th floor	108.60
21	No. of Tenements & Shops	Flats-2521 Nos. Shops-21 nos			
22	Total Population	11602 Nos.			
23	Total Water Requirements CMD	Total Water Requirement:1705 Domestic: 1103 Flushing: 572 Landscape: 30			
24	Under Ground Tank (UGT) location	Below ground			
25	Source of water	MBMC			
26	STP Capacity & Technology	1624 KLD MBBR technology			
27	STP Location	Ground			
28	Sewage Generation CMD & % of sewage discharge in sewer line	Sewage Generation is 1455 CMD & 634 CMD (35% of sewage discharge in the sewer line.)			
29	Solid Waste Management during Construction Phase	Type	Quantity (Kg/d)	Treatment / disposal	
		Dry waste	20	Will be handed over to a recycler	
		Wet waste	30	Will be handed over to	


Member Secretary


Chairman

				municipal waste collector
	Constructi on waste	Top Soil	6805 7 cum	To be preserved for landscaping.
		Demoliti on waste	Nil	NA
		Excavate d material	1375 50 cum	The excavated soil shall be reused for backfilling to the extent possible. The excess shall be disposed off
		Cement Bags	9133 8	The empty bags shall be recycled and reused.
		Paint containe r (@20L)	2316 8 Cans	To be sold to recyclers
		Scrap metal generate d	706 Mt	The steel shall be sent for recycling
		Tiles	1997 87 Sq ft	The excess shall be disposed of through authorized vendors.

M. Rau
Member Secretary

DMT
Chairman

30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)	Treatment / disposal						
		Dry waste	3543 kg/day	Will be handed over to a recycler.						
		Wet waste	2362 kg/day	Will be treated on OWC. Manure obtained shall be used as manure for landscaping.						
		E-Waste	8535 kg/year	Will be collected and sent to MPCB authorized recyclers.						
		STP Sludge (dry)	73 kg/day	Sewage sludge is used as manure for gardening.						
31	R.G. Area in sq. m.	RG required – 3788.04 sq.m. RG provided on Mother earth- 1.5 strip proposed RG provided on Podium - 3788.04 sq.m. Total – 3788.04 sq.m. <hr/> Existing trees on the plot: 197nos Number of trees to be planted: 1298 nos. a) In RG area: 625 nos. b) In Miyawaki Plantation; 1000 nos. <hr/> Number of trees to be cut: 167 nos. <hr/> Number of trees to be transplanted: 30 nos.								
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Details										
Connected load (kW)	37788									
Demand load (kW)	10674									


Member Secretary


Chairman

33	Energy Efficiency	a) Total Energy saving (%): 20% b) Solar energy (%): 5%
34	D.G. set capacity	3 x 910 KVA
35	No. of 4-W & 2-W Parking with 25% EV	4W – 2917 No's 2W – 3036 No's 25% EV Charging Points provided
36	No. & capacity of Rain water harvesting tanks /Pits	11 Recharge Pits
37	Project Cost in (Cr.)	Rs 1084.26crores
38	EMP Cost	Capital Cost: Rs. 366.25 lakhs O & M Cost: Rs. 47.34 lakhs/annum
39	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	OM dated 30.9.2020 U/n F.No- 22-65/2017.IA.III supersedes earlier OM under even number dated 1st May, 2018 regarding guidelines in respect to CER
40	Details of Court Cases/litigations w.r.t the project and project location, if any.	Nil

SEAC Deliberation –

PP informed that the project comes in the jurisdiction of Mira Bhayandar Municipal Corporation (MBMC). PP also informed that the project site is accessible by 30.0 Mtr wide existing DP road. PP further informed that the project is proposed for IGBC Green homes certification.

PP submitted that the project has received Terms of Reference (ToR) vide letter No-SIA/MH/MIS/238569/2021, dated: 23.03.2022 for total plot area of 37,880.34 Sq. Mtrs, Total construction area of 3,85,708.276 Sq. Mtrs. and FSI area of 2,44,659.300 Sq. Mtrs. Accordingly, PP has submitted EIA report on Parivesh portal for appraisal. However, Committee noted that the proposed total construction area of the project is 3,23,656.18 Sq. Mtrs which is well within the total construction area of 3,85,708.276 Sq. Mtrs. approved in ToR dated: 23.03.2022.

The project proposal was discussed on the basis of presentation made and documents submitted by the proponent along with environmental consultant Enviro Analysts & Engineers Pvt Ltd. All issues related to environment, including air, water, land, soil, ecology and biodiversity and social aspects were discussed. Committee noted that the project is under 8(b) B1 category of EIA Notification, 2006. Consolidated Statements, Form- 2/1A, presentation & plans submitted are taken on the record.

During discussion following points emerged:

- 1.PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
- 2.PP to submit revised CRZ NOC from MCZMA as per latest revised planning of the project.
- 3.PP to submit details energy calculation with terrace floor plan in accordance with shadow analysis & ensure that the energy savings from renewable sources shall be minimum 5 % & over all energy saving of the project is minimum 20%.


Member Secretary


Chairman

4.PP to reduce discharge of treated water up to 35%. PP to submit undertaking from concerned authority/agency/third party regarding use of excess treated water.

5.PP to revise biodiversity chapter in EIA including details of trees to be cut & compensatory plantation details.

6.PP to provide adequate mechanical ventilation in the STP-2 & include cost of it in EMP.

7.PP to provide two row plantations all along the project boundary to mitigate noise and air pollution due to vehicular movements on roads.

8.Planning authority to ensure that water supply, sewer and storm water networks are made available in the vicinity of the project before issuing occupation certificate to the project.

Recommendations of SEAC-

In view of above discussion and subject to compliance of above points the proposal is recommended to SEIAA for grant of Environmental Clearance.

Deliberation in SEIAA-

Proposal is a new construction project. Proposal is recommended by SEAC-2 in its 178th meeting for grant of Environment Clearance for total plot area of 37880.43 m², FSI area of 185303.99 m², Non FSI area of 138352.19 m² and total BUA of 323656.18 m².

The proposal was then considered in 247th meeting of SEIAA wherein PP was absent for the meeting.

During the meeting, PP submitted that they have not obtained approved plan from MBMC. SEIAA after deliberation decided to defer the proposal for want of above point.

SEIAA Decision-

SEIAA after deliberation decided to defer the proposal.


Member Secretary


Chairman

1982 ANNEXURE-10

Minutes of 252nd Day – 2 (Part - D) meeting of SEIAA held on 21st October, 2022.

Item no. 40

Proposal No.:- SIA/MH/MIS/238569/2021

Type of Project: EC

Subject- Environmental Clearance for proposed residential development at old Survey No. 233 (Pt.), 235 (Pt.), and 256 (Pt.), {new survey no. 66 (Pt.), 68 (Pt.), and 69 (Pt.)} at Village: Penkarpada, Mira road, Thane by Eversmile Properties Pvt Ltd.

Project Details-

PP submitted the application for environment clearance to their proposed Residential Development project having total plot area of 37,880.43 Sq. Mtrs, Total construction area of 3,23,656.18 Sq. Mtrs and FSI area of 1,85,303.99 Sq. Mtrs. PP proposes to construct 12 Nos. of Residential buildings with shops as mentioned at Sr. no-20 of the project details. Representative of PP was present during the meeting along with environmental consultant Enviro Analysts & Engineers Pvt Ltd. The details of project are as mentioned below:

Sr. No.	Description	Details	
1	Proposal Number	SIA/MH/MIS/238569/2021	
2	Name of Project	Proposed residential development at old Survey No. 233 (Pt.), 235(Pt.) and 256(Pt.) (new survey no. 66(Pt.), 68(Pt.) and 69(Pt.) at Village: Penkarpada, Mira road, Thane by M/s Eversmile Properties Pvt Ltd.	
3	Project category	8(b) B1	
4	Type of Institution	Private	
5	Project Proponent	Name	Mr. Parag Saraiya
		Regd. Office address	101, Kalpataru Synergy, Opp. Grand Hyatt, Santacruz (E), Mumbai 400 055.
		Contact number	022 30645000
		e-mail	eversmile@kalpataru.com
6	Consultant	Name: M/s. Enviro Analysts & Engineers Pvt. Ltd. NABET Accreditation No: NABET/EIA/2023/RA0206 Validity: 13.05.2023	
7	Applied for	New	
8	Location of the project	Old Survey No. 233 (Pt.), 235(Pt.) and 256(Pt.) (new survey no. 66(Pt.), 68(Pt.) and 69(Pt.) at Village: Penkarpada, Mira road, Thane.	
9	Latitude and Longitude	Latitude: 19°16'19.39"N Longitude: 72°52'10.49"E	
10	Plot Area (sq.m.)	37,880.43 sq. mt.	
11	Deductions (sq.m.)	0.00 sq. mt.	
12	Net Plot area (sq.m.)	37,880.43 sq. mt.	
13	Ground coverage (m ²) & %	22869.166 sq. mt. (60.371 %)	
14	FSI Area (sq.m.)	1,85,303.99 sq. mt.	
15	Non-FSI (sq.m.)	138352.19 sq. mt.	
16	Proposed built-up area (FSI + Non FSI) (sq.m.)	323656.18 sq. mt.	


Member Secretary


Chairman

Minutes of 252nd Day – 2 (Part - D) meeting of SEIAA held on 21st October, 2022.

17	TBUA (m ²) approved by Planning Authority till date		CC has been received dated -31//3/2022 from MBMC. Approved FSI area- 1,93,657. 72sq.m			
18	Earlier EC details with Total Construction area, if any.		NA. This is fresh project.			
19	Construction completed (FSI + Non FSI) (sq.m.)					
20	Previous EC / Existing Building		Proposed Configuration			Reason for Modification /Change
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)
		NA	NA	A	2B + Ground + 1 st Podium + 2 nd Podium+ 1st to 33th floor	108.60
				B	2B + Ground + 1 st Podium + 2 nd Podium+ 1st to 33th floor	108.60
				C	2B + Ground/Shopping+ 1 st Podium/Shoppin g + 2 nd Podium + 1st to 33th floor	108.60
				D	3B + Ground/Shopping + 1 st Podium/Shopping + 2 nd Podium + 1st to 33th floor	108.60
				E	3B + Ground + 1st Podium + 2 nd Podium + 1st to 31 st floor	102.70
				F	3B + Ground + 1st Podium + 2nd Podium + 1st to 31st floor	102.70
				G	2B + Ground + 1st Podium + 2nd Podium + 1st to 31st floor	102.70
			H	2B + Ground + 1st Podium + 2nd Podium + 1st to 31st floor	102.70	
					NA	


Member Secretary


Chairman

Minutes of 252nd Day – 2 (Part - D) meeting of SEIAA held on 21st October, 2022.

			I	2B + Ground + 1st Podium + 2nd Podium + 1st to 2nd floor	16.00
			J	2B + Ground + 1st to 4th floor	14.95
			K	2B + Ground + 1st Podium + 2nd Podium + 1st to 3rd floor	18.95
			L	2B + Ground + 1st Podium + 2nd Podium + 1st to 33th floor	108.60
21	No. of Tenements & Shops	Flats-2521 Nos. Shops-21 nos			
22	Total Population	11602 Nos.			
23	Total Water Requirements CMD	Total Water Requirement:1705 Domestic: 1103 Flushing: 572 Landscape: 30			
24	Under Ground Tank (UGT) location	Below ground			
25	Source of water	MBMC			
26	STP Capacity & Technology	1624 KLD MBBR technology			
27	STP Location	Ground			
28	Sewage Generation CMD & % of sewage discharge in sewer line	Sewage Generation is 1455 CMD & 634 CMD (35% of sewage discharge in the sewer line.)			
29	Solid Waste Management during Construction Phase	Type	Quantity (Kg/d)		Treatment / disposal
		Dry waste	20		Will be handed over to a recycler
		Wet waste	30		Will be handed over to municipal waste collector
		Const ruction waste	Top Soil	68057 cum	To be preserved for landscaping.
			Demolition waste	Nil	NA
Excavated material	137550 cum	The excavated soil shall be reused for backfilling to the extent possible. The excess shall be disposed off			


Member Secretary


Chairman

Minutes of 252nd Day – 2 (Part - D) meeting of SEIAA held on 21st October, 2022.

			Cement Bags	91338	The empty bags shall be recycled and reused.
			Paint container (@20L)	23168 Cans	To be sold to recyclers
			Scrap metal generated	706 Mt	The steel shall be sent for recycling
			Tiles	199787 Sq ft	The excess shall be disposed of through authorized vendors.
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)		Treatment / disposal
		Dry waste	3543 kg/day		Will be handed over to a recycler.
		Wet waste	2362 kg/day		Will be treated on OWC. Manure obtained shall be used as manure for landscaping.
		E-Waste	8535 kg/year		Will be collected and sent to MPCB authorized recyclers.
		STP Sludge (dry)	73 kg/day		Sewage sludge is used as manure for gardening.
31	R.G. Area in sq. m.	RG required – 3788.04 sq.m. RG provided on Mother earth- 1.5 strip proposed RG provided on Podium - 3788.04 sq.m. Total – 3788.04 sq.m.			
		Existing trees on the plot: 197nos			
		Number of trees to be planted: 1298 nos. a) In RG area: 625 nos. b) In Miyawaki Plantation; 1000 nos.			
		Number of trees to be cut: 167 nos.			
		Number of trees to be transplanted: 30 nos.			
32	Power requirement	During Operation Phase:			
		Details			
		Connected load (kW)		37788	
Demand load (kW)		10674			
33	Energy Efficiency	a) Total Energy saving (%): 20% b) Solar energy (%): 5%			
34	D.G. set capacity	3 x 910 KVA			
35	No. of 4-W & 2-W Parking with 25% EV	4W – 2917 No's 2W – 3036 No's 25% EV Charging Points provided			


Member Secretary


Chairman

Minutes of 252nd Day – 2 (Part - D) meeting of SEIAA held on 21st October, 2022.

36	No. & capacity of Rain water harvesting tanks /Pits	11 Recharge Pits
37	Project Cost in (Cr.)	Rs 1084.26crores
38	EMP Cost	Capital Cost: Rs. 366.25 lakhs O & M Cost: Rs. 47.34 lakhs/annum
39	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	OM dated 30.9.2020 U/n F.No- 22-65/2017.IA.III supersedes earlier OM under even number dated 1st May, 2018 regarding guidelines in respect to CER
40	Details of Court Cases/litigations w.r.t the project and project location, if any.	Nil

SEAC Deliberation –

PP informed that the project comes in the jurisdiction of Mira Bhayandar Municipal Corporation (MBMC). PP also informed that the project site is accessible by 30.0 Mtr wide existing DP road. PP further informed that the project is proposed for IGBC Green homes certification.

PP submitted that the project has received Terms of Reference (ToR) vide letter No-SIA/MH/MIS/238569/2021, dated: 23.03.2022 for total plot area of 37,880.34 Sq. Mtrs, Total construction area of 3,85,708.276 Sq. Mtrs. and FSI area of 2,44,659.300 Sq. Mtrs. Accordingly, PP has submitted EIA report on Parivesh portal for appraisal. However, Committee noted that the proposed total construction area of the project is 3,23,656.18 Sq. Mtrs which is well within the total construction area of 3,85,708.276 Sq. Mtrs. approved in ToR dated: 23.03.2022.

The project proposal was discussed on the basis of presentation made and documents submitted by the proponent along with environmental consultant Enviro Analysts & Engineers Pvt Ltd. All issues related to environment, including air, water, land, soil, ecology and biodiversity and social aspects were discussed. Committee noted that the project is under 8(b) B1 category of EIA Notification, 2006. Consolidated Statements, Form- 2/1A, presentation & plans submitted are taken on the record.

During discussion following points emerged:

- 1.PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
- 2.PP to submit revised CRZ NOC from MCZMA as per latest revised planning of the project.
- 3.PP to submit details energy calculation with terrace floor plan in accordance with shadow analysis & ensure that the energy savings from renewable sources shall be minimum 5 % & over all energy saving of the project is minimum 20%.


Member Secretary


Chairman

Minutes of 252nd Day -- 2 (Part - D) meeting of SEIAA held on 21st October, 2022.

4.PP to reduce discharge of treated water up to 35%. PP to submit undertaking from concerned authority/agency/third party regarding use of excess treated water.

5.PP to revise biodiversity chapter in EIA including details of trees to be cut & compensatory plantation details.

6.PP to provide adequate mechanical ventilation in the STP-2 & include cost of it in EMP.

7.PP to provide two row plantations all along the project boundary to mitigate noise and air pollution due to vehicular movements on roads.

8.Planning authority to ensure that water supply, sewer and storm water networks are made available in the vicinity of the project before issuing occupation certificate to the project.

Recommendations of SEAC-

In view of above discussion and subject to compliance of above points the proposal is recommended to SEIAA for grant of Environmental Clearance.

Deliberation in SEIAA-

Proposal is a new construction project. Proposal is recommended by SEAC-2 in its 178th meeting for grant of Environment Clearance for total plot area of 37,880.43 m², FSI area of 1,85,303.99 m², Non FSI area of 1,38,352.19 m² and total BUA of 3,23,656.18 m². The proposal was then considered in 247th meeting of SEIAA wherein PP was absent for the meeting.

PP was absent for the meeting, SEIAA decided to defer the proposal.

SEIAA Decision-

SEIAA decided to defer the proposal.



Member Secretary



Chairman

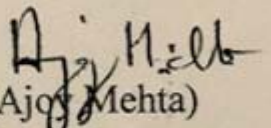
CIRCULAR

Sub: Requirement of Environmental Clearance for
building projects modification regarding.

This department, vide circular no. ENV 2013/CR 39/TC-1 dated 17/01/2014 had issued guidelines indicating procedure for consideration of violations of EIA Notification. Vide this circular it was decided that in view of orders of Hon'ble High Court in the matters of redevelopment projects wherein rehabilitation of tenants in SRA/Dilapidated/CESS buildings was involved, construction of rehab component below 20,000 m² was not to be considered as a violation of EIA Notification read with OM of MoEF dated 12/12/2012 and 27/06/2013.

Now, Hon'ble High Court in the matter of Glomore Construction and others Vs. Union of India (W.P. No. 655 of 2014) vide order dated 24/03/2014 & 18/12/2014 allowed construction up to 20,000 m² of free sell component, even in residential and commercial projects, indicating no violation of EIA Notification of 2006. Further, AGP, High Court, Original Side, Mumbai, vide his letter no. NPP/18087 dated 3/12/2014 informed State Government to take note of High Court orders and comply them accordingly to avoid issuance of contempt notice against the officers of Government of Maharashtra for continuing to disregard the orders of High Court.

In view of the above orders of Hon'ble High Court, Mumbai, proposed construction projects wherein project proponent has undertaken total construction below 20,000 m² may not be considered as a violation of EIA Notification of 2006 (Amended time to time) and read with OM of MoEF dated 12/12/2012 and 27/06/2013. However, it is to be noted that by this way indemnity is not given to the construction under taken by project proponent. If, at the time of appraisal of the project, it is found that the construction undertaken is not fulfilling the environmental considerations, project proponent will have to comply with the direction of concern committee to accommodate environmental concerns. Therefore, it is desirable that in such cases all environmental concerns are addressed at the planning stage only. The State Environmental Appraisal Committees (SEACs) should ensure the compliance of above order of Hon'ble High Court to avoid contempt of its orders. This is subject to further orders of the Hon'ble High Court.


(Ajay Mehta)
Principal Secretary

ANNEXURE-12

Minutes of 257th Day - 4 (Part B) meeting of SEIAA held on 10th March, 2023

Item no. 28

Proposal No.:- SIA/MH/MIS/238569/2021

Type of Project: EC

Subject- Environmental Clearance for proposed residential development at old Survey No. 233 (Pt.), 235 (Pt.), and 256 (Pt.), {new survey no. 66 (Pt.), 68 (Pt.), and 69 (Pt.)} at Village: Penkarpada, Mira road, Thane by Eversmile Properties Pvt Ltd.

Project Details-

PP submitted the application for environment clearance to their proposed Residential Development project having total plot area of 37,880.43 Sq. Mtrs, Total construction area of 3,23,656.18 Sq. Mtrs and FSI area of 1,85,303.99 Sq. Mtrs. PP proposes to construct 12 Nos. of Residential buildings with shops as mentioned at Sr. no-20 of the project details.

Representative of PP was present during the meeting along with environmental consultant Enviro Analysts & Engineers Pvt Ltd. The details of project are as mentioned below:

Sr No.	Description	Details	
1	Proposal Number	SIA/MH/MIS/238569/2021	
2	Name of Project	Proposed residential development at old Survey No. 233 (Pt.), 235(Pt.) and 256(Pt.) (new survey no. 66(Pt.), 68(Pt.) and 69(Pt.) at Village: Penkarpada, Mira road, Thane by M/s Eversmile Properties Pvt Ltd.	
3	Project category	8(b) B1	
4	Type of Institution	Private	
5	Project Proponent	Name	Mr. Parag Saraiya
		Regd. Office address	101, Kalpataru Synergy, Opp. Grand Hyatt, Santacruz (E), Mumbai 400 055.
		Contact number	022 30645000
		e-mail	eversmile@kalpataru.com
6	Consultant	Name: M/s. Enviro Analysts & Engineers Pvt. Ltd. NABET Accreditation No: NABET/EIA/2023/RA0206 Validity: 13.05.2023	
7	Applied for	New	
8	Location of the project	Old Survey No. 233 (Pt.), 235(Pt.) and 256(Pt.) (new survey no. 66(Pt.), 68(Pt.) and 69(Pt.) at Village: Penkarpada, Mira road, Thane.	
9	Latitude and Longitude	Latitude: 19°16'19.39"N Longitude: 72°52'10.49"E	
10	Plot Area (sq.m.)	37,880.43 sq. mt.	
11	Deductions (sq.m.)	0.00 sq. mt.	
12	Net Plot area (sq.m.)	37,880.43 sq. mt.	
13	Ground coverage (m ²) & %	22869.166 sq .mt. (60.371 %)	
14	FSI Area (sq.m.)	1,85,303.99 sq. mt.	


Member Secretary


Chairman

15	Non-FSI (sq.m.)	138352.19 sq. mt.					
16	Proposed built-up area (FSI + Non FSI) (sq.m.)	323656.18 sq. mt.					
17	TBUA (m ²) approved by Planning Authority till date	CC has been received dated -31//3/2022 from MBMC. Approved FSI area- 1,93,657. 72sq.m					
18	Earlier EC details with Total Construction area, if any.	NA. This is fresh project.					
19	Construction completed (FSI + Non FSI) (sq.m.)						
20	Previous EC / Existing Building	Proposed Configuration				Reason for Modification / Change	
	Buildi ng Name	Configura tion	Heig ht (m)	Building Name	Configuration	Height (m)	
		NA	NA	A	2B + Ground + 1 st Podium + 2 nd Podium+ 1st to 33th floor	108.60	NA
				B	2B + Ground + 1 st Podium + 2 nd Podium+ 1st to 33th floor	108.60	
				C	2B + Ground/Shopping + 1 st Podium/Shop ping + 2 nd Podium + 1st to 33th floor	108.60	
				D	3B + Ground/Shopping + 1 st Podium/Shoppin g + 2 nd Podium + 1st to 33th floor	108.60	
				E	3B + Ground + 1st Podium + 2 nd Podium + 1st to 31 st floor	102.70	
				F	3B + Ground + 1st Podium + 2nd Podium + 1st to 31st floor	102.70	
				G	2B + Ground + 1st Podium + 2nd	102.70	


Member Secretary


Chairman

				Podium + 1st to 31st floor	
			H	2B + Ground + 1st Podium + 2nd Podium + 1st to 31st floor	102.70
			I	2B + Ground + 1st Podium + 2nd Podium + 1st to 2nd floor	16.00
			J	2B + Ground + 1st to 4th floor	14.95
			K	2B + Ground + 1st Podium + 2nd Podium + 1st to 3rd floor	18.95
			L	2B + Ground + 1st Podium + 2nd Podium + 1st to 33th floor	108.60
21	No. of Tenements & Shops	Flats-2521 Nos. Shops-21 nos			
22	Total Population	11602 Nos.			
23	Total Water Requirements CMD	Total Water Requirement:1705 Domestic: 1103 Flushing: 572 Landscape: 30			
24	Under Ground Tank (UGT) location	Below ground			
25	Source of water	MBMC			
26	STP Capacity & Technology	1624 KLD MBBR technology			
27	STP Location	Ground			
28	Sewage Generation CMD & % of sewage discharge in sewer line	Sewage Generation is 1455 CMD & 634 CMD (35% of sewage discharge in the sewer line.)			
29	Solid Waste Management during Construction Phase	Type	Quantity (Kg/d)	Treatment / disposal	
		Dry waste	20	Will be handed over to a recycler	
		Wet waste	30	Will be handed over to municipal	


Member Secretary


Chairman

					waste collector	
			Constructi on waste	Top Soil	6805 7 cum	To be preserved for landscapi ng.
				Demoliti on waste	Nil	NA
				Excavate d material	1375 50 cum	The excavated soil shall be reused for backfillin g to the extent possible. The excess shall be disposed off
				Cement Bags	9133 8	The empty bags shall be recycled and reused.
				Paint container (@20L)	2316 8 Cans	To be sold to recyclers
				Scrap metal generate d	706 Mt	The steel shall be sent for recycling
				Tiles	1997 87 Sq ft	The excess shall be disposed of through authorize d vendors.
30	Total	Solid	Waste	Type	Quantity (Kg/d)	Treatme


Member Secretary


Chairman

	Quantities with type during Operation Phase & Capacity of OWC to be installed			nt / disposal						
		Dry waste	3543 kg/day	Will be handed over to a recycler.						
		Wet waste	2362 kg/day	Will be treated on OWC. Manure obtained shall be used as manure for landscaping.						
		E-Waste	8535 kg/year	Will be collected and sent to MPCB authorized recyclers.						
		STP Sludge (dry)	73 kg/day	Sewage sludge is used as manure for gardening.						
31	R.G. Area in sq. m.	RG required – 3788.04 sq.m. RG provided on Mother earth- 1.5 strip proposed RG provided on Podium - 3788.04 sq.m. Total – 3788.04 sq.m. <hr/> Existing trees on the plot: 197nos <hr/> Number of trees to be planted: 1298 nos. a) In RG area: 625 nos. b) In Miyawaki Plantation; 1000 nos. <hr/> Number of trees to be cut: 167 nos. <hr/> Number of trees to be transplanted: 30 nos.								
32	Power requirement	During Operation Phase: <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <thead> <tr> <th colspan="2" style="text-align: center;">Details</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Connected load (kW)</td> <td style="text-align: center;">37788</td> </tr> <tr> <td style="text-align: center;">Demand load (kW)</td> <td style="text-align: center;">10674</td> </tr> </tbody> </table>			Details		Connected load (kW)	37788	Demand load (kW)	10674
Details										
Connected load (kW)	37788									
Demand load (kW)	10674									
33	Energy Efficiency	a) Total Energy saving (%): 20%								


Member Secretary


Chairman

		b) Solar energy (%): 5%
34	D.G. set capacity	3 x 910 KVA
35	No. of 4-W & 2-W Parking with 25% EV	4W – 2917 No's 2W – 3036 No's 25% EV Charging Points provided
36	No. & capacity of Rain water harvesting tanks /Pits	11 Recharge Pits
37	Project Cost in (Cr.)	Rs 1084.26crores
38	EMP Cost	Capital Cost: Rs. 366.25 lakhs O & M Cost: Rs. 47.34 lakhs/annum
39	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	OM dated 30.9.2020 U/n F.No- 22-65/2017.IA.III supersedes earlier OM under even number dated 1st May, 2018 regarding guidelines in respect to CER
40	Details of Court Cases/litigations w.r.t the project and project location, if any.	Nil

SEAC Deliberation –

PP informed that the project comes in the jurisdiction of Mira Bhayandar Municipal Corporation (MBMC). PP also informed that the project site is accessible by 30.0 Mtr wide existing DP road. PP further informed that the project is proposed for IGBC Green homes certification.

PP submitted that the project has received Terms of Reference (ToR) vide letter No-SIA/MH/MIS/238569/2021, dated: 23.03.2022 for total plot area of 37,880.34 Sq. Mtrs, Total construction area of 3,85,708.276 Sq. Mtrs. and FSI area of 2,44,659.300 Sq. Mtrs. Accordingly, PP has submitted EIA report on Parivesh portal for appraisal. However, Committee noted that the proposed total construction area of the project is 3,23,656.18 Sq. Mtrs which is well within the total construction area of 3,85,708.276 Sq. Mtrs. approved in ToR dated: 23.03.2022.

The project proposal was discussed on the basis of presentation made and documents submitted by the proponent along with environmental consultant Enviro Analysts & Engineers Pvt Ltd. All issues related to environment, including air, water, land, soil, ecology and biodiversity and social aspects were discussed. Committee noted that the project is under 8(b) B1 category of EIA Notification, 2006. Consolidated Statements, Form- 2/1A, presentation & plans submitted are taken on the record.

During discussion following points emerged:

1.PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.

2.PP to submit revised CRZ NOC from MCZMA as per latest revised planning of the project.

3.PP to submit details energy calculation with terrace floor plan in accordance with shadow analysis & ensure that the energy savings from renewable sources shall be minimum 5 % & over all energy saving of the project is minimum 20%.


Member Secretary


Chairman

4. PP to reduce discharge of treated water up to 35%. PP to submit undertaking from concerned authority/agency/third party regarding use of excess treated water.

5. PP to revise biodiversity chapter in EIA including details of trees to be cut & compensatory plantation details.

6. PP to provide adequate mechanical ventilation in the STP-2 & include cost of it in EMP.

7. PP to provide two row plantations all along the project boundary to mitigate noise and air pollution due to vehicular movements on roads.

8. Planning authority to ensure that water supply, sewer and storm water networks are made available in the vicinity of the project before issuing occupation certificate to the project.

Recommendations of SEAC-

In view of above discussion and subject to compliance of above points the proposal is recommended to SEIAA for grant of Environmental Clearance.

Deliberation in SEIAA-

Proposal is a new construction project. Proposal is recommended by SEAC-2 in its 178th meeting for grant of Environment Clearance for total plot area of 37,880.43 m², FSI area of 1,85,303.99 m², Non FSI area of 1,38,352.19 m² and total BUA of 3,23,656.18 m².

The proposal was deferred in 247th & 252nd meeting of SEIAA as PP was absent for the meeting.

SEIAA asked PP to submit undertaking regarding the no construction has been carried out on portion of land falls in CRZ-II area. PP submitted the same vide email dated 13.03.2023.

PP submitted that OA No. 107 /2022 filed before Hon. NGT pertain to the project. The matter listed on 29.11.2022, 23.01.2023 & 15.03.2023 and Hon. NGT has not passed any adverse orders in respect of said project.

SEIAA observed from the google satellite image that the construction initiated by PP on site. SEIAA asked clarification on the same. PP submitted that the construction work commenced and completed up to 16,733 m² at site as per commencement certificate by MBMC and as per Environment Dept. Circular dated 21.04.2015. SEIAA asked PP to submit Joint Statement under the signature of PP, Registered Architect & Environment Consultant to that effect. Accordingly, PP submitted the same dated 10.03.2023.

During the meeting, SEIAA observed that PP has obtained CFO NOC dated 29.12.2021 for height up to 107.25 for Building Wing-A to D, I, K & L , for height up to 101.35 m for Wing -E to H & for height up to 106.40 m for Wing -J. SEIAA decided to restrict building height as per CFO NOC.

SEIAA also asked PP to submit undertaking regarding the complying the SEAC conditions. PP submitted the same dated 25.02.2023.

SEIAA after deliberation decided to grant EC for - FSI area -1,85,303.99 m², Non FSI area - 1,38,352.19 m² and total BUA - 3,23,656.18 m². (Plan approval No. MBMC/TP/46/2021-22, dated- 31.03.2022) (Restricted as per appraisal)

SEIAA after deliberation decided to grant Environment Clearance subject to compliance of following conditions-

1. This EC is restricted for height up to 107.25 for Building Wing-A to D, I, K & L , for height up to 101.35 m for Wing -E to H & for height up to 106.40 m for Wing -J. SEIAA decided to restrict building height as per CFO NOC.
2. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.



Member Secretary



Chairman

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4. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
5. SEIAA after deliberation decided to grant EC for – FSI area -1,85,303.99 m², Non FSI area - 1,38,352.19 m² and total BUA - 3,23,656.18 m². (Plan approval No. MBMC/TP/46/2021-22, dated- 31.03.2022) (Restricted as per appraisal)

SEIAA Decision-

SEIAA after deliberation decided to grant Environment Clearance.


Member Secretary


Chairman