



**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL,
WESTERN ZONE BENCH, PUNE
ORIGINAL APPLICATION NO. 41/2023**

Arun Nathuram Gaikwad

... Appellant

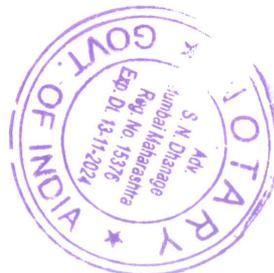
V/s.

Secretary, Environment Department,
Govt. of Maharashtra & Ors.

... Respondents

**REPLY AFFIDAVIT BY RESPONDENT NO. 6,
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 –



[Handwritten signature]

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 facts stated in the present reply. It is submitted that nothing stated in the application may be deemed to have been admitted by this respondent unless and until the same has been admitted by the respondent.
2. The present case pertains to the development of Wadala Truck Terminus area situated at Wadala, Mumbai. The applicant has alleged that no environment clearance has been granted to the commercial, residential activities at the said site.
3. Applicability and scope of Environment Impact Assessment Notification, 2006 to any project, and the interpretation of the notification can be done by the Ministry of Environment, Forests and Climate Change, Government of India.
4. SEIAA has granted prior environment clearance dated 5th September 2011 for Lodha Green City, at Block C, Wadala Terminus, to M/s. Lodha Crown Builtmart Pvt. Ltd. The proposal was appraised as category 8(b) under EIA Notification, 2006. The



[Handwritten Signature]

said EC was granted total plot area 92,600 m², for FSI 4,95,000 m², Non FSI 6,03,835 m², proposed TBUA 10,98,835 m². It comprised of 10 residential and 1 commercial building.

Copy of EC dated 5th September 2011 is attached as Annexure 1.

5. Subsequently on 17th January, 2013 an amendment was granted to the EC dated 5th September 2011. There was increase in TBUA from 10,98,835 m² to 11,29,344 m², residential building numbers increased from 10 to 12.

Copy of amendment in EC dated 17th January 2013 is attached as Annexure 2.

6. Subsequently amendment was granted on 11th June, 2014 to the ECs dated 5th September 2011 and amendment dated 17th January, 2013. The said amendment was granted on account of modification in parking plan for smooth & effective manoeuvring of parking vehicles for which basement area was increased. TBUA increased from 11,29,344 m² to 11,48,749 m².



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Copy of amendment in EC dated 11th June, 2014 is attached Annexure 3.

7. Subsequently, amendment was granted on 15th January, 2019 for FSI area: 361321.57 m², Non FSI area: 555674.00 m² & Total BUA: 916995.57 m².

Copy of amendment in EC dated 15th January, 2019 is attached as Annexure 4.

8. Subsequently, EC dated 15th January, 2020 for expansion was granted for FSI: 361322.00 m², Non-FSI: 524369.54 m² and Total BUA: 885691.51 m².

Copy of EC dated 15th January 2020 for expansion is attached as Annexure 5.

9. It is submitted with due respect, that the present application is an Original Application and therefore procedural validity of grant of ECs cannot be raised by the Applicant and cannot be adjudicated by the Hon'ble Tribunal.

10. It is submitted with due respect, that regarding non compliances in Development Control Regulations, it may be answered by the Local Planning Authority. Moreover, non compliances of DCR cannot be raised before this Hon'ble Tribunal.



Sharma

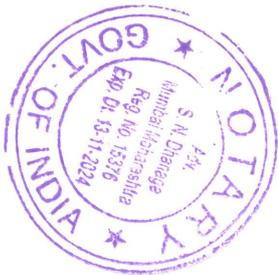
11. Applicant has alleged that the activities at Wadala Truck Terminus are being carried without environmental clearances. However, SEIAA has granted the above environmental clearances. Therefore, the present application may kindly be rejected.

12. This respondent craves leave to file any additional reply as and when required. In light of the above submissions, 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-06/10/2023

Dattatray Suryakant Bhalerao
Scientist II & Under Secretary,
Environment & CC Department,
Government of Maharashtra



VERIFICATION

I, Dattatray Surayakant Bhalerao, Age-40, working as Scientist II & Under Secretary, Environment and Climate Change Department, Government of Maharashtra, having my office address at 15th Floor, New Administrative Building, 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 6th day of October, 2023 at Mumbai.



Dattatray Suryakant Bhalerao
Scientist II & Under Secretary,
Environment & CC Department,
Government of Maharashtra



BEFORE ME

S. M. Dhanaga
Notary Govt Of India
Regd. No. 15376 MUMBAI (MS)
404-405, 4th Floor, Davar House,
197/199, Near Central Camera Bldg,
D.M. Road, Fort, Mumbai - 400001

NOTED & REGISTERED 379

Page No. 54 Sr. No. 379
Dated 06 OCT 2023



File No.: SEAC 2010/CR. 814/TC-2

Environment department,
Room No. 217, 2nd floor,
Mantralaya Annexe,
Mumbai 400 032
Date: 5th September, 2011

To,
M/s. Lodha Crown Builtmart Pvt. Ltd.
216, Shah & Nahar Industrial Estate,
Dr. E Moses Road, Worli,
Mumbai - 400018

Subject: Proposed 'Lodha Green City', at block C, Wadala Terminus, Mumbai by M/s. Lodha Crown Builtmart Pvt. Ltd. - Environmental clearance regarding.

Sir,

This has reference to your communication dated nil on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee, Maharashtra in its 42nd and 43rd meetings and decided to recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 38th meeting held on 5th August, 2011.

2. It is noted that the proposal is for grant of Environmental Clearance for Proposed 'Lodha Green City', at block C, Wadala Terminus, Mumbai by M/s. Lodha Crown Builtmart Pvt. Ltd. SEAC considered the project under screening category 8(b) as per EIA Notification 2006.

Brief Information of the project is summarized as below-

Name of the Project	: 'Lodha Green City'
Project Proponent	: M/s. Lodha Crown Builtmart Pvt. Ltd.
Location of the project	: Block C, Wadala Terminus, Mumbai
Type of Project	: Construction project
Plot Area	: 92,600 sq.m.
Proposed Total built up area	: <ul style="list-style-type: none"> • FSI: 4,95,000 sq. m. • Non FSI: 6,03,835 sq. m. • Proposed built up area: 10,98,835 sq. m. (Residential: 7,23,200 sq. m., commercial: 1,14,210 sq.m. Clubhouse: 5,000 sq.m.; parking and services: 2,41,776 sq.m.; Services: 14,650 sq.m.)
Estimated cost of the project	: Rs. 5617 Cr.
No. of Buildings	: <ul style="list-style-type: none"> • Residential buildings: 10 • Commercial building: 1



	<ul style="list-style-type: none"> Type - Residential : 3B + G + 63 Commercial: 3B+ G + 47 Height of buildings: 205.47 m
Total Water Requirement	3514 CMD (residential: 3000 CMD + commercial: 541 CMD); total recycled water: 2708 CMD
STP details	<p>Sewage generation: 2811CMD; treated water will be used for flushing and gardening.</p> <p>Capacity of STP:</p> <ul style="list-style-type: none"> One STP is proposed for residential having capacity: 2500 m³/day. One STP for commercial having capacity: 500 m³/day.
Rain water Harvesting:	<ul style="list-style-type: none"> 4 RWH tank of total capacity 1250 will be provided. 31 No of recharge pits will be provided.
Solid Waste Generation:	<p>Construction phase: The quantity of soil expected to be excavated out of the site will be primarily used for filling at other sites owned by company and surplus quantity of excavated soil from this site (about 3.98 lakh cu.m.) will suffice for about 30% of the requirement of their Dombivali project.)</p> <p>Operation phase:</p> <ul style="list-style-type: none"> Non Biodegradable Waste: 8042 Kg/day Biodegradable Waste: 5362 Kg/day STP sludge: 28 kg/day E waste and hazardous waste: 3.42 tons per year <p>Disposal:</p> <ul style="list-style-type: none"> Segregation of Dry and wet garbage on site. Dry garbage shall be disposed through recycler. Wet garbage will be composted and use as manure for landscaping. STP sludge will be used as manure. E waste will be disposed through authorized recycler.
Energy	<p>Energy :</p> <ul style="list-style-type: none"> Power Requirement: 33 MW, Residential: Five DG sets of total capacity: 10,000 KVA Commercial: Six DG sets of total capacity: 12,000 KVA <p>Energy Conservation:</p> <ul style="list-style-type: none"> Solar water heating system for residential building and street lighting. Number of panels: 1378 nos. 0.39% of energy saving through energy conservation measures.



Traffic Management:	<ul style="list-style-type: none"> • Total parking spaces provided for 4 wheeler: 10,750 nos. • Total parking area proposed: 2,25,750 sq.m.
Green Belt Development:	<ul style="list-style-type: none"> • Area 67,600 sq.m. • Total No. of trees to be planted : 3095 nos.
Environment Management Plan:	<ul style="list-style-type: none"> • Total capital cost shall be 1250 lakhs and O & M cost Rs. 71 lakhs per annum.

3. The proposal has been considered by SEIAA in its 38th meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions :-

- (i) **This Environmental Clearance is issued for construction up to a height of 70m, subject to the condition that the foot print of the buildings as recommended by SEAC is not exceeded. Local authority should ensure this.**
- (ii) This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with request to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any. This environmental clearance issued with respect to the environmental consideration and it does not mean that State Level Impact Assessment Authority (SEIAA) approved the proposed land use.
- (iii) Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.
- (iv) Local body should ensure that no occupation certificate will be issued prior to operation of STP/MSW site with due permission of MPCB. Physical possession should be given only after completion of environmental & other infrastructure for which development charges are being collected by local body.
- (v) The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. ULB should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
- (vi) "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.
- (vii) Wet garbage should be composted by using appropriate method and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.
- (viii) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- (ix) A First Aid Room will be provided in the project both during construction and operation of the project.
- (x) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc.
- (xi) 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.
- (xii) Arrangement shall be made that waste water and storm water do not get mixed.
 - (xiii) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
 - (xiv) Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
 - (xv) Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
 - (xvi) Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
 - (xvii) 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.
 - (xviii) Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
 - (xix) Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
 - (xx) 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.
 - (xxi) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
 - (xxii) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
 - (xxiii) 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.
 - (xxiv) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
 - (xxv) Ready mixed concrete must be used in building construction.
 - (xxvi) The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting equipments etc. as per National Building Code including measures from lighting.
 - (xxvii) Storm water control and its re-use as per CGWB and BIS standards for various applications.
 - (xxviii) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
 - (xxix) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.



- (xxx) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the Ministry before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Treatment of 100% gray water by decentralized treatment should be done. Discharge of unused treated affluent shall conform to the norms and standards of the Maharashtra Pollution Control Board. Necessary measures should be made to mitigate the odour problem from STP.
- (xxxii) Project proponent shall ensure completion of STP, MSW disposal facility prior to occupation of the buildings and should obtain completion certification for these systems/aspects from MPCB.
- (xxxiii) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- (xxxiiii) Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.
- (xxxv) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
- (xxxvi) 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.
- (xxxvii) The solid waste generated should be properly collected and segregated. Wet garbage should be composted and dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material
- (xxxviii) Use of glass may be reduced up to 40% to reduce the electricity consumption and load on airconditioning. If necessary, use high quality double glass with special reflective coating in windows.
- (xxxix) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement
- (xl) Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non conventional energy source as source of energy.
- (xli) Diesel power generating sets proposed as source of back up power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- (xlii) Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- (xliii) 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.
- (xliv) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspirational for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.



- (xliv) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation
- (xlv) 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.
- (xlvii) 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.
- (xlviii) Six monthly monitoring reports should be submitted to the Department and MPCB.
- (xlviii) A complete set of all the documents submitted to Department should be forwarded to the MPCB
- (xlix) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
- (l) No land development / construction work preliminary or otherwise relating to the project shall be taken up without obtaining due clearance from respective authorities.
- (li) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- (lii) Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.
- (liii) The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://envis.maharashtra.gov.in>.
- (liv) Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- (lv) 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.
- (lvi) 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 sectoral 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.
- (lvii) 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.
- (lviii) 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.



- (lix) 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.
4. This environmental clearance is issued as per EIA Notification, 2006. If any part of the plot is affected by CRZ then project proponent should obtain NOC from MCZMA as per FSI applicability. If there is change in building plan accordingly, project proponent should approach SEIAA with corrected plans.
 5. Project proponent should submit exactly same documents for approval of building plans to the concern authorities as per the documents submitted to the SEIAA for prior Environmental Clearance. If there is any change stipulated by HRC any other concern authorities then recast plan should be submitted to the Authority for approval.
 6. If there is any change in local town planning rules including FSI, Non FSI, parking area, RG area etc which changes building plans, then Project Proponent should approach SEIAA again. It is the sole responsibility of the Project Proponent to submit the same building plans otherwise liable to initiate due action under E P Act.
 7. Project proponent shall not make any change in Layout Plan/ Master Plan submitted to the Authority without its prior permission and shall submit approved layout plan to Department before commencement of construction work.
 8. In case of submission of false document and non compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
 9. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.
 10. **Validity of Environment Clearance:** The environmental clearance accorded shall be valid for a period of 5 years.
 11. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.
 12. 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.



13. Any appeal against this environmental clearance shall lie with the National Green Tribunal, Van Vigyan Bhawan, Sec- 5, R.K. Puram, New Dehli – 110 022, if preferred, within 60 days as prescribed under Section 35 of the National Green Tribunal Act, 2010



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

Copy to:

1. Shri. Ashok Basak, IAS (Retd.), Chairman, SEIAA, 502, Charleville, 'A' Road, Church gate, Mumbai- 400 020, Maharashtra.
2. Shri. P.M.A Hakeem, IAS (Retd.), Chairman, SEAC, 'Jugnu' Kottaram Road, Calicut- 673 006 Kerala.
3. Additional Secretary, MOEF, 'Paryavaran Bhawan' CGO Complex, Lodhi Road, New Delhi – 110510
4. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
5. The CCF, Regional Office, Ministry of Environment and Forest (Regional Office, Western Region, Kendriya Paryavaran Bhavan, Link Road No- 3, E-5, Ravi-Shankar Nagar, Bhopal- 462 016). (MP).
6. Regional Office, MPCB, Mumbai.
7. Collector, Mumbai.
8. Commissioner, Brihan Mumbai Municipal Corporation.
9. IA- Division, Monitoring Cell, MoEF, Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi-110003.
10. Director (TC-1), Dy. Secretary (TC-2), Scientist-1, Environment Department.
11. Select file (TC-3).

Government of Maharashtra

No.: SEIAA- 2012/CR. /TC.2
 Environment department,
 Room No. 217, 2nd floor,
 Mantralaya Annexe,
 Mumbai 400 032
 Date: 17th January, 2013

To,
 M/s Lodha Crown Buildmart.Pvt. Ltd.
 At Wadala Truck Terminus,
 Mumbai.

Subject:- Amendment in Environment Clearance for proposed Residential & Commercial Buildings at Block C, Wadala Truck Terminus, Mumbai by M/s. Lodha Crown Buildmart Pvt Ltd - Environmental clearance regarding.

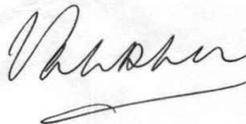
Reference- Even number environment clearance letter on 5th November, 2009

Sir,

This has reference to your communication letter dated 1st December, 2012 on the above mentioned subject.

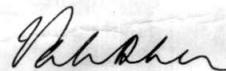
2. Project information from documents submitted by you & considered by SEIAA in its 54th meeting was summarized in even number environment clearance letter dated 5th September, 2011. Accordingly information on following points are modified as-

Sr.No	Details	As per earlier EC dated 05-09-11	Amendment sought in EC								
1.	Total Plot Area	92,600 Sq. M	92,600 Sq. M								
2.	Total permissible built up area	4,95,000 sq.m (FSI), 10,98,835 sq.m.(Total construction BUA)	4,95,000 sq.m(FSI), 11,29,344 sq.m. (Total construction BUA).								
3.	Total nos. of Towers	Building Details Residential buildings:- 10 <table border="1" style="margin-left: 20px;"> <tr><td>3B+G+63</td></tr> <tr><td>3B+G+63</td></tr> <tr><td>3B+G+63</td></tr> <tr><td>3B+G+63</td></tr> </table>	3B+G+63	3B+G+63	3B+G+63	3B+G+63	Building Details Residential buildings:- 12 <table border="1" style="margin-left: 20px;"> <tr><td>G+53</td></tr> <tr><td>G+55</td></tr> <tr><td>G+53</td></tr> <tr><td>G+55</td></tr> </table>	G+53	G+55	G+53	G+55
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		3B+G+63	G+55
		3B+G+63	G+55
		3B+G+63	4B+G+55
		Commercial building:- 1, 3B+G+67	4B+G+55
			4B+G+55
			Commercial building:- 1, 4B+G+42
4.	Water requirement	3514 CMD(Residential : 3000 CMD + Commercial : 541 CMD. Recycled water: 2708 CMD	3642 CMD (Residential: 3119 CMD + Commercial: 523 CMD)
5.	Waste water generation	2811 CMD	2913 CMD
6.	Solid waste Generation	Non Biodegradable waste:- 8042 kg/day Biodegradable waste:- 5362 kg/day. STP sludge :-28 kg/day E waste & hazardous waste :- 3.42 T/year	Non Biodegradable waste:- 8205 kg/day Biodegradable waste: - 5470 kg/day. STP sludge :-30 kg/day E waste & hazardous waste :- 3.42 T/year
7.	Energy	5 DG sets of total Capacity 10,000 KVA for Residential. 6 DG sets of total capacity 12,000 KVA for Commercial.	Total DG set capacity: 24,340 kVA
8.	No. of Tenement	4408 + Commercial Area- 114210 sq m	4620 + Commercial area- 92022 sq m

2. Terms and conditions stipulated in even number environment clearance letter dated 5th September, 2011 remains the same.



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

Copy to:

1. Shri. P.M.A Hakeem, IAS (Retd.), Chairman, SEIAA, 'Jugnu' Kottaram Road, Calicut- 673 006 Kerla.
2. Dr. S. Devotta, Chairman, SEAC, T2/302 Sky City, Vanagaram –Ambattur Road, Chennai – 600 095
3. Additional Secretary, MOEF, 'Paryavaran Bhawan' CGO Complex, Lodhi Road, New Delhi – 110510
4. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
5. The CCF, Regional Office, Ministry of Environment and Forest (Regional Office, Western Region, Kendriya Paryavaran Bhavan, Link Road No- 3, E-5, Ravi-Shankar Nagar, Bhopal- 462 016). (MP).
6. Regional Office, MPCB, Mumbai.
7. Collector, Mumbai.
8. Commissioner, Brihan Mumbai Municipal Corporation, Mumbai.
9. IA- Division, Monitoring Cell, MoEF, Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi-110003.
10. Director (TC-1), Dy. Secretary (TC-2), Scientist-1, Environment Department.
11. Select file (TC-3).

Government of Maharashtra

SEAC 2010/CR 814/TC-2
 Environment department,
 Room No. 217, 2nd floor,
 Mantralaya Annexe,
 Mumbai 400 032
 Date: 11th June, 2014

To,
 M/s. Lodha Crown Buildmart Pvt Ltd.
 Lodha Pavillion, Apollo Mills Compound,
 N.M. Joshi Marg, Mahalaxmi,
 Mumbai-400 011

Subject: - Amendment in EC for proposed residential & commercial Building at Block C, Wadala Truck Terminus, Mumbai by M/s. Lodha Crown Buildmart Pvt Ltd

Reference- Even number environment clearance letter dated 5th September, 2011 & amended on 17th January, 2013.

Sir,

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

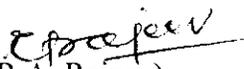
2. It is noted that, the proposal earlier considered by SEAC in its 42nd & 43rd meetings and recommended to SEIAA. SEIAA in its 31st & later in 54th meeting decided to accord grant of EC to the project and its subsequent amendment in EC. Accordingly EC has been issued to the project vide letter no SEAC 2010/CR 814/TC-2 dated 5th September, 2011 & amended on 17th January, 2013. It is noted that, the amendment proposed in the EC letter is due to modification in the parking plan for smooth & effective manoeuring of parking vehicles for which basement area has increased. Considering the marginal changes and minimal impact on environment & OM dated 19 June 2013, SEIAA in its 70th meeting decided to grant the amendment of EC as below-

Sr.No.	Details	Earlier Amendment in EC granted dtd.17-01-2013	Proposed changes	Remarks
1	Name of the Project	Environmental clearance for proposed Lodha Green City at block C, Wadala Truck Terminus, Mumbai by M/s. Lodha Crown	Environmental clearance for proposed Lodha Green City at block C, Wadala Truck Terminus, Mumbai by M/s. Lodha Crown	

		Builtmart Pvt. Ltd.	Builtmart Pvt. Ltd.																											
2	Project Proponent	Shri Abhisheck Lodha, M/s.Lodha Crown Builtmart Pvt. Ltd ,216, Shah & Nahar Industrial Estate, Dr E Moses Road, Worli, Mumbai-400018.	Shri Abhisheck Lodha, M/s.Lodha Crown Builtmart Pvt. Ltd ,216, Shah & Nahar Industrial Estate, Dr E Moses Road, Worli, Mumbai-400018.																											
3	Location of the Project	Block C Wadala Truck Terminus, Mumbai	Block C Wadala Truck Terminus, Mumbai																											
4	Type of Project	Residential & Commercial Project	Residential & Commercial project	No change																										
5	Total Plot Area	92,600 Sq. M	92,600 Sq. M	No change																										
6	Total permissible built up area	4,95,000 sq.m (FSI), 11,29,344 sq.m.(Total Construction BUA)	4,95,000 sq.m(FSI), 11,48,749 sq.m. (Total Construction BUA).	Minor change only 1.72% increase in construction BUA																										
7	Total nos. of Towers	<p>Building Details</p> <p>Residential buildings:- 12</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="text-align: center;">G+55</td></tr> <tr><td style="text-align: center;">4B+G+55</td></tr> </table> <p>Commercial building:- 1, 4B+G+42</p>	G+55	G+55	G+55	G+55	G+55	G+55	4B+G+55	<p>Building Details</p> <p>Residential buildings:- 12</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="text-align: center;">G+55</td></tr> <tr><td style="text-align: center;">4B+G+55</td></tr> </table> <p>Commercial building:- 1, 4B+G+42</p>	G+55	G+55	G+55	G+55	G+55	G+55	4B+G+55	No change												
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8	Water requirement	3642 CMD (Residential: 3119 CMD + Commercial: 523 CMD)	3952 CMD (Residential: 3429 CMD + Commercial: 523 CMD)	Minor change
9	Waste water generation	2913 CMD	3161 CMD	Minor change
10	Capacity of STP	For Residential: 2700 CMD For commercial: 500 CMD	For Residential: 3000 CMD For commercial: 500 CMD	Minor change
11	Solid waste Generation	Non Biodegradable waste:- 8205 kg/day Biodegradable waste: - 5470 kg/day. STP sludge :-30 kg/day E waste & hazardous waste :- 3.42 T/year	Non Biodegradable waste:- 9144 kg/day Biodegradable waste: - 6096 kg/day. STP sludge :-33 kg/day E waste & hazardous waste :- 3.42 T/year	Minor change
12	Energy	Total DG set capacity: 24,340 kVA	Total DG set capacity: 24,340 kVA	No change
13	No. of Tenement	4620 + Commercial Area - 92022 sm	5080 + Commercial area- 92022 sm	Minor change

Terms and conditions stipulated in even number environment clearance letter dated 5th September, 2011 & it's amended on 17th January, 2013 remains the same.


(R.A. Rajeev)
Principal Secretary,
Environment department &
MS, SEIAA

Copy to:

1. Shri. R. C. Joshi, IAS (Retd.), Chairman, SEIAA, Flat No. 26, Belvedere, Bhulabhai desai road, Breach candy, Mumbai- 400026.
2. Shri. Ravi Bhushan Budhiraja, Chairman, SEAC-II, 5-South, Dilwara Apartment, Cooperage, M.K.Road, Mumbai 400021
3. Additional Secretary, MOEF, 'Paryavaran Bhawan' CGO Complex, Lodhi Road, New Delhi – 110510

4. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
5. The CCF, Regional Office, Ministry of Environment and Forest (Regional Office, Western Region, Kendriya Paryavaran Bhavan, Link Road No- 3, E-5, Ravi-Shankar Nagar, Bhopal- 462 016). (MP).
6. Regional Office, MPCB, Mumbai.
7. Collector, Mumbai
8. Commissioner, Municipal Corporation Greater Mumbai (MCGM)
9. IA- Division, Monitoring Cell, MoEF, Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi-110003.
10. Select file (TC-3)

(EC uploaded on 12 June 2014)



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

Environment department,
Room No. 217, 2nd floor,
Mantralaya, Annexe,
Mumbai- 400 032.
Date: January 15, 2019

To,
Atul Jangam ; Bellissimo Crown Build Mark Pvt. Ltd. (Formerly known as Lodha Crown Build Mark Pvt. Ltd.)
at At Block C, Wadala Truck Terminus, Mumbai

Subject: Environment Clearance for Proposed Amendment of Residential & Commercial Project At Block C, Wadala Truck Terminus, Mumbai, State - Maharashtra, Proposed by Bellissimo Crown Build Mark Pvt. Ltd. (Formerly known as Lodha Crown Build Mark Pvt. Ltd.)

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-II, Maharashtra in its 67th (Day - 2)th meeting and recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 150th meetings.

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

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

1.Name of Project	Proposed Amendment of Residential & Commercial project.
2.Type of institution	Private
3.Name of Project Proponent	Atul Jangam ; Bellissimo Crown Build Mark Pvt. Ltd. (Formerly known as Lodha Crown Build Mark Pvt. Ltd.)
4.Name of Consultant	Dr. D. A. Patil; Mahabal Enviro Engineers Pvt. Ltd.
5.Type of project	Residential and Commercial Project
6.New project/expansion in existing project/modernization/diversification in existing project	Amendment of existing project
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	Obtained EC vide No. SEAC 2010/CR-814/TC.2 dated 05.09.2011 and further Amendment in EC vide No. SEIAA-2012/CR-814/TC.2 dated 17.01.2013 and EC vide No. SEAC-2010/CR-814/TC.2 on dated 11.06.2014
8.Location of the project	At Block C, Wadala Truck Terminus, Mumbai
9.Taluka	Mumbai
10.Village	Wadala Truck Terminus
Correspondence Name:	Atul Jangam; Bellissimo Crown Build Mark Pvt. Ltd. (Formerly known as Lodha Crown Build Mark Pvt. Ltd.)
Room Number:	-
Floor:	-
Building Name:	Lodha Excelus
Road/Street Name:	N.M Joshi Marg
Locality:	Mahalaxmi
City:	Mumbai 400 011
11.Whether in Corporation / Municipal / other area	Municipal Corporation of Greater Mumbai/ MMRDA

SEIAA Meeting No: 150 Meeting Date: January 11, 2019 (SEIAA-STATEMENT-000000979)
SEIAA-MINUTES-000000884
SEIAA-EC-000000609

Page 1 of 14


Shri. Anil Diggikar (Member Secretary SEIAA)

12.IOD/IOA/Concession/Plan Approval Number	No. T&CPMTT/Block-C/CCA/ol-XV/1815/2017 Dated 01/09/2017
	IOD/IOA/Concession/Plan Approval Number: No. T&CPMTT/Block-C/CCA/ol-XV/1815/2017 Dated 01/09/2017
	Approved Built-up Area: 863690.27
13.Note on the initiated work (If applicable)	As of today we have constructed 5,56,005 m2 area
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	No. T&CPMTT/Block-C/CCA/ol-XV/1815/2017 Dated 01/09/2017
15.Total Plot Area (sq. m.)	92,600 m2
16.Deductions	-
17.Net Plot area	92,600 m2
18 (a).Proposed Built-up Area (FSI & Non-FSI)	FSI area (sq. m.): 3,61,322 m2
	Non FSI area (sq. m.): 5,55,674 m2
	Total BUA area (sq. m.): 916996
18 (b).Approved Built up area as per DCR	Approved FSI area (sq. m.): -
	Approved Non FSI area (sq. m.): -
	Date of Approval: 01-09-2017
19.Total ground coverage (m2)	25648.23 m2
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	27.69 %
21.Estimated cost of the project	42480000000



Government of Maharashtra

22. Production Details

Serial Number	Product	Existing (MT/M)	Proposed (MT/M)	Total (MT/M)
1	Not applicable	Not applicable	Not applicable	Not applicable

23. Total Water Requirement

Dry season:	Source of water	MCGM
	Fresh water (CMD):	1866
	Recycled water - Flushing (CMD):	1022
	Recycled water - Gardening (CMD):	338
	Swimming pool make up (Cum):	4
	Total Water Requirement (CMD) :	2888
	Fire fighting - Underground water tank(CMD):	1200 m3
	Fire fighting - Overhead water tank(CMD):	1800 m3
	Excess treated water	647
Wet season:	Source of water	MCGM
	Fresh water (CMD):	1862
	Recycled water - Flushing (CMD):	1022
	Recycled water - Gardening (CMD):	0
	Swimming pool make up (Cum):	0
	Total Water Requirement (CMD) :	2888
	Fire fighting - Underground water tank(CMD):	1200 m3
	Fire fighting - Overhead water tank(CMD):	1800 m3
	Excess treated water	985
Details of Swimming pool (If any)	Yes, Total area of Swimming Pools: 1333 m2	

24.Details of Total water consumed

Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
	Existing	Proposed	Total	Existing	Proposed	Total	Existing	Proposed	Total
Domestic	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

25.Rain Water Harvesting (RWH)	Level of the Ground water table:	2.5 to 3 m
	Size and no of RWH tank(s) and Quantity:	8 RWH tanks with total capacity: 900 KLD
	Location of the RWH tank(s):	Basement Level
	Quantity of recharge pits:	20 Nos. of Ring Wells
	Size of recharge pits :	1.2 m dia Ring Wells
	Budgetary allocation (Capital cost) :	Rs. 300 Lakhs
	Budgetary allocation (O & M cost) :	Rs. 30 Lakhs/year
	Details of UGT tanks if any :	UG Tanks will be provided as per NBC Basement

26.Storm water drainage	Natural water drainage pattern:	The slope of the site and area is towards South East and South side
	Quantity of storm water:	1.93 m3/sec
	Size of SWD:	600 mm wide SWD

27.Sewage and Waste water	Sewage generation in KLD:	2702 KLD
	STP technology:	MBR
	Capacity of STP (CMD):	3000 KLD
	Location & area of the STP:	Basement
	Budgetary allocation (Capital cost):	Rs. 750 Lakhs
	Budgetary allocation (O & M cost):	Rs. 150 Lakhs/year

28.Solid waste Management

Waste generation in the Pre Construction and Construction phase:	Waste generation:	Construction Debris: : 25564 m ³
	Disposal of the construction waste debris:	The construction debris will be disposed as per the Construction and Demolition Waste Management Rules 2016.
Waste generation in the operation Phase:	Dry waste:	4437 kg/day
	Wet waste:	6655 kg/day
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	25 CMD
	Others if any:	E-Waste: 2.2 Tons/Year
Mode of Disposal of waste:	Dry waste:	Dry garbage will be segregated & disposed off to recyclers
	Wet waste:	Wet garbage will be composted using Mechanical Composting Technology and used as organic manure for landscaping.
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	Sludge use as manure for gardening
	Others if any:	E- Waste: The E-waste shall be handed over to e-waste management vendor authorized by MPCB.
Area requirement:	Location(s):	Basement
	Area for the storage of waste & other material:	700 m ²
	Area for machinery:	320 m ²
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	Rs. 280 Lakhs
	O & M cost:	Rs. 112 Lakhs/year

Government of Maharashtra

29.Effluent Charecterestics					
Serial Number	Parameters	Unit	Inlet Effluent Charecterestics	Outlet Effluent Charecterestics	Effluent discharge standards (MPCB)
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Amount of effluent generation (CMD):		Not applicable			
Capacity of the ETP:		Not applicable			
Amount of treated effluent recycled :		Not applicable			
Amount of water send to the CETP:		Not applicable			
Membership of CETP (if require):		Not applicable			
Note on ETP technology to be used		Not applicable			
Disposal of the ETP sludge		Not applicable			



**Government of
Maharashtra**

30.Hazardous Waste Details							
Serial Number	Description	Cat	UOM	Existing	Proposed	Total	Method of Disposal
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
31.Stacks emission Details							
Serial Number	Section & units	Fuel Used with Quantity	Stack No.	Height from ground level (m)	Internal diameter (m)	Temp. of Exhaust Gases	
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	
32.Details of Fuel to be used							
Serial Number	Type of Fuel	Existing	Proposed	Total			
1	Not applicable	Not applicable	Not applicable	Not applicable			
33.Source of Fuel		Not applicable					
34.Mode of Transportation of fuel to site		Not applicable					
35.Energy							
Power requirement:	Source of power supply :	BEST					
	During Construction Phase: (Demand Load)	1600 kVA					
	DG set as Power back-up during construction phase	1600 kVA					
	During Operation phase (Connected load):	57 MW					
	During Operation phase (Demand load):	43 MW					
	Transformer:	4 x 400 kVA, 2 x 600 kVA					
	DG set as Power back-up during operation phase:	Total capacity of DG set is 24340 kVA					
	Fuel used:	HSD					
	Details of high tension line passing through the plot if any:	Nil					
Energy saving by non-conventional method:							
Solar Hot Water system for Residential Building Solar lighting in landscape , common area passages							
36.Detail calculations & % of saving:							
Serial Number	Energy Conservation Measures				Saving %		

1	<ul style="list-style-type: none"> Natural shading through elevation features to minimize heat gain and reduce air-conditioning requirement Use of low-e glass to reduce power requirement Solar lighting in common areas, garden and road Solar hot water for residential buildings Energy efficient lighting fixtures (LED lights) to all buildings Use of energy efficient pumps and lifts 	20%
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37.Details of pollution control Systems

Source	Existing pollution control system	Proposed to be installed
Not applicable	Not applicable	Not applicable

Budgetary allocation (Capital cost and O&M cost):	Capital cost:	Rs. 200 Lakhs
	O & M cost:	Rs. 10 Lakhs/year

38.Environmental Management plan Budgetary Allocation

a) Construction phase (with Break-up):

Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)
1	-	Water spray for dust suppression	9
2	-	Site sanitation and Potable Water Supply to Labour	18
3	-	Environmental Monitoring	4
4	-	Health check-up & first aid	11
5	-	Safety Personal Protective Equipment	22
6	-	Traffic Management (Sign Boards, Persons at entry exit and Parking area)	8
7	-	Safety nets	35
8	-	Storm water Management (SWD along plot boundary and Sedimentation Pits)	5
9	-	Tyre cleaning and Vehicle maintenance	4
10	-	Safety Training to Workers (Twice in Year), Safety Officer	15
11	-	Disinfection	5
12	-	Total Cost	136

b) Operation Phase (with Break-up):

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	STP (Tertiary)	-	750	150
2	Solar System	-	200	10

3	Rainwater harvesting	-	300	30
4	Solid Waste Composting plant	-	280	112
5	Landscape	-	675	100
6	Environmental Monitoring	-	-	4
7	Total	-	2205	406

39.Storage of chemicals (inflammable/explosive/hazardous/toxic substances)

Description	Status	Location	Storage Capacity in MT	Maximum Quantity of Storage at any point of time in MT	Consumption / Month in MT	Source of Supply	Means of transportation
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

40.Any Other Information

No Information Available

Government of
Maharashtra

	CRZ/ RRZ clearance obtain, if any:	NA
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	NA, Sanjay Gandhi National Park: 11 km
	Category as per schedule of EIA Notification sheet	8 (b)
	Court cases pending if any	No
	Other Relevant Informations	The EAC, MoEF&CC has granted ToR in its 26th meeting held on 15.12.2017
	Have you previously submitted Application online on MOEF Website.	Yes
	Date of online submission	10-11-2017

3. The proposal has been considered by SEIAA in its 150th meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions:

Specific Conditions:

I	PP to ensure there is no increase in footprint.
II	PP to submit Nalla map/drawings.
III	SEIAA decided to grant EC for : FSI area: 361321.57 m ² , Non FSI area: 555674.00 m ² & Total BUA: 916995.57 m ² . (IOD no T&CP/WTT/Block-C/CC/Vol-XI/2155/2018)

General Conditions:

I	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
II	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.
III	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.
IV	PP has to abide by the conditions stipulated by SEAC& SEIAA.
V	The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
VI	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.
VII	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
VIII	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.
IX	The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.

X	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
XI	Arrangement shall be made that waste water and storm water do not get mixed.
XII	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
XIII	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
XIV	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
XV	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
XVI	Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
XVII	Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
XVIII	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
XIX	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
XX	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
XXI	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
XXII	Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
XXIII	Ready mixed concrete must be used in building construction.
XXIV	Storm water control and its re-use as per CGWB and BIS standards for various applications.
XXV	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
XXVI	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
XXVII	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
XXVIII	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
XXIX	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
XXX	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.
XXXI	Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
XXXII	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
XXXIII	Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.

XXXIV	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
XXXV	Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
XXXVI	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.
XXXVII	Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
XXXVIII	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
XXXIX	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.
XL	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.
XLI	Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.
XLII	Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.
XLIII	Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.
XLIV	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
XLV	A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
XLVI	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
XLVII	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
XLVIII	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.
XLIX	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://ec.maharashtra.gov.in .
L	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
LI	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.
LII	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO ₂ , 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.
LIII	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.

LIV

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.



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4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.

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

6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, and amendments by MoEF&CC Notification dated 29th April, 2015.

8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.

9. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.

10. Any appeal against this 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.



Shri. Anil Diggikar (Member Secretary SEIAA)

Copy to:

1. SECRETARY MOEF & CC
2. IA- DIVISION MOEF & CC
3. MEMBER SECRETARY MAHARASHTRA POLLUTION CONTROL BOARD MUMBAI
4. REGIONAL OFFICE MOEF & CC NAGPUR
5. MUNICIPAL COMMISSIONER MUMBAI
6. MUNICIPAL COMMISSIONER NAVI MUMBAI
7. REGIONAL OFFICE MPCB MUMBAI
8. REGIONAL OFFICE MPCB NAVI MUMBAI
9. REGIONAL OFFICE MIDC ANDHERI
10. REGIONAL OFFICE MIDC KOPER KHAIRANE NAVI MUMBAI
11. MAHARASHTRA STATE ELECTRICITY DISTRIBUTION CO. LTD
12. COLLECTOR OFFICE MUMBAI
13. COLLECTOR OFFICE MUMBAI SUB-URBAN



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

Environment department,
Room No. 217, 2nd floor,
Mantralaya, Annexe,
Mumbai- 400 032.
Date: January 15, 2020

To,
Bellissimo Crown Build Mark Pvt. Ltd.
at At Block C, Wadala Truck Terminus, Mumbai.

Subject: Environment Clearance for Environmental Clearance for Amendment and Expansion of Residential and Commercial development at Block 'C', Wadala Truck Terminus, Mumbai.

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-II, Maharashtra in its 1222nd meeting and recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 184th meetings.

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

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

1.Name of Project	Proposed Amendment and Expansion of Residential and Commercial Project
2.Type of institution	Private
3.Name of Project Proponent	Bellissimo Crown Build Mark Pvt. Ltd.
4.Name of Consultant	Mahabal Enviro Engg. Pvt. Ltd.; Dr. D. A. Patil
5.Type of project	Residential Project
6.New project/expansion in existing project/modernization/diversification in existing project	Amendment and Expansion in EC
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	Earlier EC received: 1. SEAC-2010/CR-814/TC.2 dated 05.09.2011; 2. SEIAA-2012/CR-814/TC.2 dated 17.01.2013 ; 3. SEAC-2010/CR-814/TC.2 dated 11.06.2014; 4. SEIAA-EC-000000609 dated 15.01.2019
8.Location of the project	At Block C, Wadala Truck Terminus, Mumbai.
9.Taluka	Mumbai
10.Village	Wadala
Correspondence Name:	Atul Jangam; Bellissimo Crown Build Mark Pvt. Ltd.
Room Number:	-
Floor:	-
Building Name:	Lodha Excelus
Road/Street Name:	N. M. Joshi Marg
Locality:	Mahalaxmi
City:	Mumbai - 400011
11.Whether in Corporation / Municipal / other area	Municipal Corporation of Greater Mumbai / MMRDA
12.IOD/IOA/Concession/Plan Approval Number	CC received IOD/IOA/Concession/Plan Approval Number: CC granted vide No. T & CP/WTT/Block-C/CC/Vol-XIV/72/2019 dated 16th January, 2019 Approved Built-up Area: 911486.74

SEIAA Meeting No: 184 Meeting Date: December 30, 2019 (
SEIAA-STATEMENT-000003613)
SEIAA-MINUTES-000002875
SEIAA-EC-000002297

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Shri. Anil Diggikar (Member Secretary
SEIAA)

13.Note on the initiated work (If applicable)	As on today we have constructed 393634 m2 area
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	NA
15.Total Plot Area (sq. m.)	92,600 m2
16.Deductions	-
17.Net Plot area	92,600 m2
18 (a).Proposed Built-up Area (FSI & Non-FSI)	FSI area (sq. m.): 3,61,322
	Non FSI area (sq. m.): 5,24,369.54
	Total BUA area (sq. m.): 885691.54
18 (b).Approved Built up area as per DCR	Approved FSI area (sq. m.): 359624.74
	Approved Non FSI area (sq. m.): 551862
	Date of Approval: 16-01-2019
19.Total ground coverage (m2)	25648.23
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	27.69%
21.Estimated cost of the project	42480000000



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22. Production Details

Serial Number	Product	Existing (MT/M)	Proposed (MT/M)	Total (MT/M)
1	Not applicable	Not applicable	Not applicable	Not applicable

23. Total Water Requirement

Dry season:	Source of water	MCGM
	Fresh water (CMD):	1533
	Recycled water - Flushing (CMD):	908
	Recycled water - Gardening (CMD):	338
	Swimming pool make up (Cum):	4
	Total Water Requirement (CMD) :	2446
	Fire fighting - Underground water tank(CMD):	1200
	Fire fighting - Overhead water tank(CMD):	1800
	Excess treated water	HVAC MAKE UP: 880 KLD; MUNICIPAL DRAINS: 140 KLD
Wet season:	Source of water	MCGM + RWH
	Fresh water (CMD):	1533
	Recycled water - Flushing (CMD):	908
	Recycled water - Gardening (CMD):	-
	Swimming pool make up (Cum):	4
	Total Water Requirement (CMD) :	2446
	Fire fighting - Underground water tank(CMD):	1200
	Fire fighting - Overhead water tank(CMD):	1800
	Excess treated water	HVAC MAKE UP: 880 KLD; MUNICIPAL DRAINS: 478 KLD
Details of Swimming pool (If any)	Swimming pool is provided.	

24.Details of Total water consumed

Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
	Existing	Proposed	Total	Existing	Proposed	Total	Existing	Proposed	Total
Domestic	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

25.Rain Water Harvesting (RWH)	Level of the Ground water table:	2.5 to 3 m
	Size and no of RWH tank(s) and Quantity:	8 RWH Tanks with total capacity of 900 KLD
	Location of the RWH tank(s):	Below Basement
	Quantity of recharge pits:	20 Nos. of Ring Wells
	Size of recharge pits :	1.2 m dia ring well
	Budgetary allocation (Capital cost) :	Rs. 300 Lakh
	Budgetary allocation (O & M cost) :	Rs. 30 Lakh/yr
	Details of UGT tanks if any :	UG Tanks are provided.

26.Storm water drainage	Natural water drainage pattern:	The slope of the site and area is towards South - East and South Side
	Quantity of storm water:	1.93 m3/sec
	Size of SWD:	600 mm wide SWD

27.Sewage and Waste water	Sewage generation in KLD:	2288 KLD
	STP technology:	MBR TECHNOLOGY
	Capacity of STP (CMD):	3000 KLD
	Location & area of the STP:	basement
	Budgetary allocation (Capital cost):	Rs. 750 Lakh
	Budgetary allocation (O & M cost):	Rs. 150 Lakh/year

28.Solid waste Management

Waste generation in the Pre Construction and Construction phase:	Waste generation:	Construction Debris: 26641 m ³
	Disposal of the construction waste debris:	The construction debris will be disposed as per the Construction and Demolition Waste Management Rules, 2016
Waste generation in the operation Phase:	Dry waste:	3869 kg/d
	Wet waste:	5803 kg/d
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	23 KLD
	Others if any:	E-Waste: 3.7 Tons/Year
Mode of Disposal of waste:	Dry waste:	Dry garbage will be segregated and disposed off to recyclers
	Wet waste:	Wet garbage will be composted using Mechanical Composting Technology and used as organic manure for landscaping
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	Sludge use as manure for gardening
	Others if any:	E-waste shall be handed over to E-Waste management vendor authority by MPCB.
Area requirement:	Location(s):	On Ground
	Area for the storage of waste & other material:	700 m ²
	Area for machinery:	320 m ²
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	Rs. 320 m ²
	O & M cost:	Rs. 112 Lakh/year

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29. Effluent Characteristics

Serial Number	Parameters	Unit	Inlet Effluent Characteristics	Outlet Effluent Characteristics	Effluent discharge standards (MPCB)
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Amount of effluent generation (CMD):		Not applicable			
Capacity of the ETP:		Not applicable			
Amount of treated effluent recycled :		Not applicable			
Amount of water send to the CETP:		Not applicable			
Membership of CETP (if require):		Not applicable			
Note on ETP technology to be used		Not applicable			
Disposal of the ETP sludge		Not applicable			



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Maharashtra

30.Hazardous Waste Details							
Serial Number	Description	Cat	UOM	Existing	Proposed	Total	Method of Disposal
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
31.Stacks emission Details							
Serial Number	Section & units	Fuel Used with Quantity	Stack No.	Height from ground level (m)	Internal diameter (m)	Temp. of Exhaust Gases	
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	
32.Details of Fuel to be used							
Serial Number	Type of Fuel	Existing	Proposed	Total			
1	Not applicable	Not applicable	Not applicable	Not applicable			
33.Source of Fuel		Not applicable					
34.Mode of Transportation of fuel to site		Not applicable					
35.Energy							
Power requirement:	Source of power supply :	BEST					
	During Construction Phase: (Demand Load)	1600 kVA					
	DG set as Power back-up during construction phase	1600 kVA					
	During Operation phase (Connected load):	58 MW					
	During Operation phase (Demand load):	39 MW					
	Transformer:	40 MW					
	DG set as Power back-up during operation phase:	Total Capacity of DG set is 34,340 kVA					
	Fuel used:	Diesel					
	Details of high tension line passing through the plot if any:	NO					
Energy saving by non-conventional method:							
Solar hot water system for Residential Building; Solar lighting in landscape, common are passages etc.							
36.Detail calculations & % of saving:							
Serial Number	Energy Conservation Measures			Saving %			
1	Total energy Saving			>20%			

37.Details of pollution control Systems		
Source	Existing pollution control system	Proposed to be installed
Not applicable	Not applicable	Not applicable
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	Rs. 200 Lakh
	O & M cost:	Rs. 10 Lakh/yr

38.Environmental Management plan Budgetary Allocation

a) Construction phase (with Break-up):

Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)
1	Water spray for dust suppression	-	9
2	Site sanitation and potable water supply to labour	-	18
3	Health check up and first aid	-	11
4	Solid Waste Management	-	5
5	Disinfection	-	5
6	Safety Personal Protective Equipment	-	22
7	Traffic Management	-	8
8	Safety nets	-	35
9	Safety Training to Workers	-	15
10	Environmental Monitoring	-	4

b) Operation Phase (with Break-up):

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	STP (Tertiary)	Continuos O & M	750	150
2	Solar System	Weekly	200	10
3	Rain Water Harvesting	During Rainy Season	300	30
4	Solid waste composting	Continuos O & M	280	112
5	Landscape	Daily	675	100
6	Environmental Monitoring	As per CPCB Norms	-	4

39.Storage of chemicals (inflammable/explosive/hazardous/toxic substances)

Description	Status	Location	Storage Capacity in MT	Maximum Quantity of Storage at any point of time in MT	Consumption / Month in MT	Source of Supply	Means of transportation
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
40. Any Other Information							
No Information Available							



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	CRZ/ RRZ clearance obtain, if any:	NA
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	NA
	Category as per schedule of EIA Notification sheet	8(b)
	Court cases pending if any	No
	Other Relevant Informations	-
	Have you previously submitted Application online on MOEF Website.	No
	Date of online submission	-

3. The proposal has been considered by SEIAA in its 184th meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions:

Specific Conditions:

I	Committee noted that, PP have circulated the revised CS,PP to revised the same online also with respect to building configuration of the Tower 1.
II	PP to provide the additional connectivity to school portion by providing gate.
III	PP to provide 40% area of STP tanks open to sky for adequate ventilation.
IV	PP to ensure ECBC norms are complied with.
V	PP to abide by all conditions laid down by CFO vide letter dated 1/8/2019 & as by time to time.
VI	The PP to get NOC from competent authority with reference to Thane creek flamingo sanctuary if the project site falls within 10 Km radius from the said sanctuary boundary. The planning authority to ensure fulfilment of this condition before granting CC.
VII	PP to submit CER prescribed by MoEF&CC circular dated 1.5.2018 relevant to the area and people around the project. The specific activities to be undertaken under CER to be carried out in consultation with Municipal Corporation or collector or Environment Department.
VIII	PP to ensure that CER plan gets approved from Municipal Commissioner/District Collector.
IX	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.
X	SEIAA decided to grant EC for -FSI: 361322.00 m2, Non-FSI:524369.54 m2 and Total BUA:885691.51 m2 (Plan Approval no-T&CP/WTT/Block-C/CC/Vol-XIV/72/2019, Date-16.01.2019) SEIAA decided to grant EC subject to following conditions-

General Conditions:

I	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
II	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.
III	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.
IV	PP has to abide by the conditions stipulated by SEAC& SEIAA.

V	The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
VI	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.
VII	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
VIII	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.
IX	The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
X	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
XI	Arrangement shall be made that waste water and storm water do not get mixed.
XII	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
XIII	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
XIV	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
XV	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
XVI	Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
XVII	Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
XVIII	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
XIX	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
XX	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
XXI	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
XXII	Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
XXIII	Ready mixed concrete must be used in building construction.
XXIV	Storm water control and its re-use as per CGWB and BIS standards for various applications.
XXV	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
XXVI	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
XXVII	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
XXVIII	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.

XXIX	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
XXX	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.
XXXI	Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
XXXII	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
XXXIII	Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.
XXXIV	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
XXXV	Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
XXXVI	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.
XXXVII	Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
XXXVIII	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
XXXIX	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.
XL	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.
XLI	Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.
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4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.

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

6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, and amendments by MoEF&CC Notification dated 29th April, 2015.

8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.

9. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.

10. Any appeal against this 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.



Shri. Anil Diggikar (Member Secretary SEIAA)

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3. MEMBER SECRETARY MAHARASHTRA POLLUTION CONTROL BOARD MUMBAI
4. REGIONAL OFFICE MOEF & CC NAGPUR
5. MUNICIPAL COMMISSIONER MUMBAI
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