

Government of Maharashtra

SEAC-2014/CR-10/TC-1
Environment department
Room No. 217, 2nd floor,
Mantralaya Annexe,
Mumbai- 400 032.
Dated: 4th September, 2014

To,
M/s. Strawberry Constructions
6th Floor, Purva Plaza, Shimpoli Road,
Opp. Reliance Energy, Borivali (West),
Mumbai - 400 092

Subject: Environment clearance for Proposed Housing Project-' Luxury Planet ' at Plot bearing CTS No.407, 411, 412,413,414, 415,421 at village Navghar, Mira Road, Tal. & Dist. Thane by M/s Strawberry Constructions 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 23rd 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 71st meeting.

2. It is noted that the proposal is for grant of Environmental Clearance for Proposed Housing Project-' Luxury Planet ' at Plot bearing CTS No.407, 411, 412,413,414, 415,421 at village Navghar, Mira Road, Tal. & Dist. Thane. SEAC-II considered the project under screening category 8(a) B2 as per EIA Notification 2006.

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

Name of the Project	Proposed Project-Luxury Planet at plot bearing S. Nos. 407/3,411/3,9,412/1,2,6,413/3P, 3P,4,5P, 6,7,414/1,2PT, 2PT,2PT, 415/PT,PT,PT of Village Navghar, Taluka & Dist. Thane. by M/s Strawberry Constructions
Project Proponent	M/s. Strawberry Constructions
Consultant	Enviro Analysts & Engineers Pvt. Ltd.
Type of Project	Residential & Commercial
Location of the project	S. Nos. 407/3,411/3,9,412/1,2,6,413/3P, 3P,4,5P, 6,7,414/1,2PT, 2PT,2PT, 415/PT,PT,PT of Village Navghar, Taluka & Dist. Thane
Whether in Corporation/ municipal/other area	Mira Bhayandar Municipal Corporation (MBMC)

Applicability of the DCR	MBMC DCR		
Note on the initiated work (if applicable)	No work initiated.		
LOI/NOC from MHADA/ other approvals (If Applicable)	MBMC APPROVAL DT. 26/05/2011		
Total plot area	46070.00 m ²		
Deductions	Proposed Road	9985.24 m ²	
	Any Reservation	3631.00 m ²	
	Area in other sectors	4392.91 m ²	
	Total	18009.15 m ²	
	Balance Area of plot	28060.85 m ²	
	Deduction for amenity open space 5%	1403.04 m ²	
	Net Balance area of the plot	26657.81 m ²	
	Deduction for Recreational Ground 15 %	3998.67 m ²	
Net Plot Area	22659.14 m ²		
Permissible FSI	1.8 (1+0.STDR)		
Proposed Built Up Area (FSI & Non FSI)	FSI Area (m ²)	Non-FSI Area (m ²)	Total Const. Area (m ²)
	35637.24	18900.52	54537.76
Ground Coverage Area (percentage of plot not open to sky)	Ground coverage area : 5617.00 m ² Ground coverage % : 21 %		
Estimated Cost of the project	Rs.140 Crores		
Number of Buildings & configuration(s)	Building No.	Configuration	
	1,2,3,4,6,7,8,9	PT.GROUND+13 FLOORS	
	5	STILT+13 FLOORS	
Number of tenement and shops	Tenements: 660 Nos. Offices: 35 Nos. Shops : 68 Nos.		
Number of expected residents/users	3618 Nos.		
Tenant density per hectare	292 tenements/hectare		
Height of Building(s)	Building No.	Height (m)	
	1,2,3,4	43.80	
	5,6,7,8,9	42.35	
Right of way (Width of the road from the	Entry from 15 m wide DP Road (South) and 18 m Wide DP Road (East)		

nearest fire station to the proposed building(s)					
Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	Minimum 7.5 m				
Total Water Requirement	Dry Season; Source : MBMC/Recycled				
	Particulars	Qty	Unit		
	Fresh Water	303	KLD		
	Recycled Water	191	KLD		
	Total Water Requirement	494	KLD		
	Swimming Pool make up	NIL	m ³		
	Fire Fighting	300	m ³		
	Wet Season; Source : MBMC/Recycled/RWH				
	Particulars	Qty	Unit		
	Fresh Water	303	KLD		
	Recycled Water	156	KLD		
	Total Water Requirement	459	KLD		
	Swimming Pool make up	NIL	m ³		
	Fire Fighting	300	m ³		
Rain Water Harvesting (RWH)	Level of Ground Water Table	3 m to 4 m			
	Size and Quantity of RWH tank(s)	1x210 m ³ & 1x 122 m ³			
	Location of the RWH tank(s)	Underground			
	Percolation Pits	Not Provided			
	Budgetary allocation (Capital cost and O&M cost)				
	Capital cost	Rs 42 Lakhs			
	O&M cost	Rs 2.1 Lakhs p.a			
UGT tanks		Building no. 1 to 5		Building no. 6 to 9	
		Domestic	Flushing	Domestic	Flushing
	UG tank capacities	168	105	135	86
	Fire UG Tank	150		150	
	Rainwater	210		122	

	Harvesting volume			
Storm water drainage	Quantity of storm water (Total Discharge)	0.4 m ³ /sec		
	Size of SWD	Breadth :0.45 m		
		Depth :0.30 m		
	Natural Water Drainage Pattern	SW to NE		
Sewage & Waste Water	Sewage generation	426 KLD		
	STP technology	MBBR		
	Capacity of STP	430 KLD		
	Location of the STP	Underground		
	Budgetary allocation (Capital cost and O&M cost)			
	Capital cost	Rs 109 Lakhs		
	O&M cost	Rs 27 Lakhs p.a		
Solid Waste Management	Waste generation in the Pre Construction and Construction phase			
	Waste generation			
	Quantity of the top soil to be preserved:			
	Being a vacant plot there is no demolition required.			
	As the building foundation will consist of concrete piles there will be negligible amount of excess excavated soil.			
	The remaining quantity of soil shall be used within the plot for leveling and landscaping.			
	Disposal of the construction waste debris:			
	Sr. No.	Particulars	Quantity	Management
	1	Scrap Material	88 tons	Entire scrap material generated will be sold for recycling.
	2	Aggregates	45 tons	Will be used in internal roads and bedding purpose.
3	Wooden waste	322 sqm	Will be recycled or sold.	
4	Tile/Marbles	3469 sqm	Will be used as china mosaic and skirting.	
5	Paint Cans	1200 nos	Will be sold to vendors.	
6	Glass	450 sqm	Will be sold to vendor for recycling.	
Waste generation in the operation phase:				
Dry waste : 714 Kg/day				
Wet waste: 1013 Kg/day				
Total Solid Waste : 1727 Kg/Day				
E-waste (Kg/month): 2.6 Kg/day				

	<p>STP sludge (Dry sludge): 85 Kg/Day Mode of Disposal of Waste: Dry waste: Will be managed through local recyclers. Wet Waste: Will be processed in the Organic Waste Converter and manure so obtained will be used for landscaping. E-Waste: Will be handed over to authorized Recyclers STP Sludge (Dry Sludge): Will be mixed with wet waste and processed in organic waste converter. Area Requirement: Location: Ground Level Total Area: 162 Sq. m Budgetary allocation (capital cost and O&M cost) For Solid waste management : Capital Cost: Rs. 13 Lakhs O & M Cost: Rs. 7 Lakhs p.a</p>																																				
<p>Green Belt Development</p>	<p>Total R.G. Area: 6912.00 m² RG area other than green belt (please specify for playground, etc.) RG area under green belt: RG on the ground (Sq. m): 6912.00 m² (26 %) RG on the podium (Sq. m):NIL Plantation: Number and list of trees species to be planted in the ground RG: 345 No's</p> <table border="1" data-bbox="758 1120 1340 1870"> <thead> <tr> <th>Botanical Names</th> <th>Common Names</th> <th>Nos.</th> </tr> </thead> <tbody> <tr> <td><i>Ailanthus Excelsa</i></td> <td>Indian Tree of Heaven/maharukh</td> <td>30</td> </tr> <tr> <td><i>Bauhinia White</i></td> <td>White orchid tree/kachnar</td> <td>25</td> </tr> <tr> <td><i>Bauhinia Racemosa</i></td> <td>Bidi leaf tree/apta/katlumuli</td> <td>35</td> </tr> <tr> <td><i>Areca Catechus</i></td> <td>Betel tree</td> <td>50</td> </tr> <tr> <td><i>Alstonia Scholaris</i></td> <td>Blackboard tree/Indian devil tree</td> <td>16</td> </tr> <tr> <td><i>Filicium Deciplens</i></td> <td>Fern tree</td> <td>25</td> </tr> <tr> <td><i>Azadirachta Indica</i></td> <td>Neem</td> <td>50</td> </tr> <tr> <td><i>Callistemon Citrimus</i></td> <td>Crimson Bottlebrush</td> <td>25</td> </tr> <tr> <td><i>Lagetroemia Floginea</i></td> <td>-</td> <td>35</td> </tr> <tr> <td><i>Saraca Asoka</i></td> <td>Ashoka</td> <td>55</td> </tr> <tr> <td>Total</td> <td>345</td> <td></td> </tr> </tbody> </table> <p>Budgetary allocation (Capital cost and O&M cost) For Landscaping :</p>	Botanical Names	Common Names	Nos.	<i>Ailanthus Excelsa</i>	Indian Tree of Heaven/maharukh	30	<i>Bauhinia White</i>	White orchid tree/kachnar	25	<i>Bauhinia Racemosa</i>	Bidi leaf tree/apta/katlumuli	35	<i>Areca Catechus</i>	Betel tree	50	<i>Alstonia Scholaris</i>	Blackboard tree/Indian devil tree	16	<i>Filicium Deciplens</i>	Fern tree	25	<i>Azadirachta Indica</i>	Neem	50	<i>Callistemon Citrimus</i>	Crimson Bottlebrush	25	<i>Lagetroemia Floginea</i>	-	35	<i>Saraca Asoka</i>	Ashoka	55	Total	345	
Botanical Names	Common Names	Nos.																																			
<i>Ailanthus Excelsa</i>	Indian Tree of Heaven/maharukh	30																																			
<i>Bauhinia White</i>	White orchid tree/kachnar	25																																			
<i>Bauhinia Racemosa</i>	Bidi leaf tree/apta/katlumuli	35																																			
<i>Areca Catechus</i>	Betel tree	50																																			
<i>Alstonia Scholaris</i>	Blackboard tree/Indian devil tree	16																																			
<i>Filicium Deciplens</i>	Fern tree	25																																			
<i>Azadirachta Indica</i>	Neem	50																																			
<i>Callistemon Citrimus</i>	Crimson Bottlebrush	25																																			
<i>Lagetroemia Floginea</i>	-	35																																			
<i>Saraca Asoka</i>	Ashoka	55																																			
Total	345																																				

	Capital Cost: Rs. 10 Lakhs O & M Cost: Rs. 1 Lakhs																						
Energy	<p>Power Supply: Connected Load : 4374 KW Demand Load : 2823 KW Source: TATA Power DG Set : 1 X 200 KVA and 1 X 180 KVA Type of Fuel Used : HSD Energy saving by Non-conventional method: Energy Conservation Measures: Road/Landscape 60% Solar Lighting LED for Lobby & staircase lights (60% Solar) Lifts with VFD & Regenerative Type Solar Hot Water system Details calculations & % of saving: 6 % Compliance of the ECBC guidelines: Yes (If yes then submit compliance in tabular form) -</p> <table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Sec. No.</th> <th>Requirement</th> <th>Compliance Met By</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>6.2.1</td> <td>Solar water heating for minimum 20% design capacity</td> <td>Total hotwater requirement met through Centralised solar system.</td> </tr> <tr> <td>2</td> <td>7.2.1.4</td> <td>Exterior lighting to be within specified limits</td> <td>1) 60% lighting including for Road, Landscape & garden shall be kept on solar system. 2) Other Lights provided on Energy saving luminaries like LED instead of metal halide lamps. 3) Provided with Time switch to be kept operational only during night mode</td> </tr> <tr> <td>3</td> <td>7.3</td> <td>Interior lighting power to be within specified limits</td> <td>1) For Parking/staircases the lighting power Density shall be 0.2 W/sqft by using T5 lights instead of T8. 2) For Lobby, use of LED would ensure power density of less than 1.3w/sqft</td> </tr> <tr> <td>4</td> <td>8.2.2</td> <td>Energy efficient motors</td> <td>1) All Lifts shall run on VFD drives which results in 5-10% energy saving. Compliance as per IS 12615.</td> </tr> </tbody> </table>			Sr. No.	Sec. No.	Requirement	Compliance Met By	1	6.2.1	Solar water heating for minimum 20% design capacity	Total hotwater requirement met through Centralised solar system.	2	7.2.1.4	Exterior lighting to be within specified limits	1) 60% lighting including for Road, Landscape & garden shall be kept on solar system. 2) Other Lights provided on Energy saving luminaries like LED instead of metal halide lamps. 3) Provided with Time switch to be kept operational only during night mode	3	7.3	Interior lighting power to be within specified limits	1) For Parking/staircases the lighting power Density shall be 0.2 W/sqft by using T5 lights instead of T8. 2) For Lobby, use of LED would ensure power density of less than 1.3w/sqft	4	8.2.2	Energy efficient motors	1) All Lifts shall run on VFD drives which results in 5-10% energy saving. Compliance as per IS 12615.
Sr. No.	Sec. No.	Requirement	Compliance Met By																				
1	6.2.1	Solar water heating for minimum 20% design capacity	Total hotwater requirement met through Centralised solar system.																				
2	7.2.1.4	Exterior lighting to be within specified limits	1) 60% lighting including for Road, Landscape & garden shall be kept on solar system. 2) Other Lights provided on Energy saving luminaries like LED instead of metal halide lamps. 3) Provided with Time switch to be kept operational only during night mode																				
3	7.3	Interior lighting power to be within specified limits	1) For Parking/staircases the lighting power Density shall be 0.2 W/sqft by using T5 lights instead of T8. 2) For Lobby, use of LED would ensure power density of less than 1.3w/sqft																				
4	8.2.2	Energy efficient motors	1) All Lifts shall run on VFD drives which results in 5-10% energy saving. Compliance as per IS 12615.																				

			2) All motors shall be of class I category that would give better efficiency & less losses																																
	5	Lifts with Regenerative system	Using Regenerative Type Lift system that would result in 20% energy saving compared to conventional lifts.																																
<p>Budgetary allocation (capital cost and O&M cost) For Energy Saving system : Capital Cost: Rs. 38 Lakhs O & M Cost: Rs 4 Lakhs</p>																																			
Environmental Management plan Budgetary Allocation	<p>Operation Phase (with Break-up)- Capital cost O & M cost (please ensure manpower and other details)</p> <table border="1"> <thead> <tr> <th colspan="4">EMP Cost for the Project</th> </tr> <tr> <th>SR.No</th> <th>Item</th> <th>Total Rs. (Lakhs)</th> <th>O & M Rs. (Lakhs p.a)</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>OWC</td> <td>13</td> <td>7</td> </tr> <tr> <td>2</td> <td>STP</td> <td>109</td> <td>27</td> </tr> <tr> <td>3</td> <td>Solar</td> <td>38</td> <td>4</td> </tr> <tr> <td>4</td> <td>RWH</td> <td>42</td> <td>2.1</td> </tr> <tr> <td>5</td> <td>Landscape</td> <td>10</td> <td>1</td> </tr> <tr> <td></td> <td>Total</td> <td>212</td> <td>42.1</td> </tr> </tbody> </table> <p>Quantum and generation of Corpus fund and commitment Responsibility for further O & M After occupancy, Co-Op societies will be formed. The societies will form a federation. The Operation and Maintenance of Environmental management facilities (EMF) shall be taken care by the developers for first three years. Afterwards, EMF shall be handed over to society/ federation. Funds for recurring cost on EMP shall be generated from the tenants of the society by specifically mentioning in the sale agreement</p>			EMP Cost for the Project				SR.No	Item	Total Rs. (Lakhs)	O & M Rs. (Lakhs p.a)	1	OWC	13	7	2	STP	109	27	3	Solar	38	4	4	RWH	42	2.1	5	Landscape	10	1		Total	212	42.1
EMP Cost for the Project																																			
SR.No	Item	Total Rs. (Lakhs)	O & M Rs. (Lakhs p.a)																																
1	OWC	13	7																																
2	STP	109	27																																
3	Solar	38	4																																
4	RWH	42	2.1																																
5	Landscape	10	1																																
	Total	212	42.1																																
Traffic Management	<p>Nos. of the junction to the main road & design of confluence: Parking Details: Total parking area: 6100.00 m² Area per Car : 22.00 m² 4-wheelers: Required :305 Proposed: 305 Nos. Width of all internal roads (m): Minimum 6.00 m wide drive way</p>																																		

3. The proposal has been considered by SEIAA in its 71st meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions :

- (i) This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with respect to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any. Judgments/orders issued by Hon'ble High Court, Hon'ble NGT, Hon'ble Supreme Court regarding DCR provisions, environmental issues applicable in this matter should be verified. PP should submit exactly the same plans appraised by concern SEAC and SEIAA. If any discrepancy found in the plans submitted or details provided in the above para may be reported to environment department. This environmental clearance issued with respect to the environmental consideration and it does not mean that State Level Impact Assessment Authority (SEIAA) approved the proposed land use.
- (ii) 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.
- (iii) PP has to abide by the conditions stipulated by SEAC & SEIAA.
- (iv) 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.
- (v) "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.
- (vi) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- (vii) 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.
- (viii) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche and First Aid Room etc.
- (ix) 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.
- (x) 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.
- (xi) 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.
- (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 Environment (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.

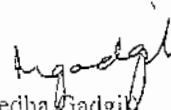
- (xxvii) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xxviii) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xxix) The ground water level and its quality should be monitored 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 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.
- (xxxi) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- (xxxii) 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.
- (xxxiii) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
- (xxxiv) 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.
- (xxxv) 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.
- (xxxvi) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement
- (xxxvii) 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.
- (xxxviii) 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.

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

- (ii) 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.
 - (lii) 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.
 - (liii) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
 - (liv) 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.
 - (iv) The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
 5. In case of submission of false document and non compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
 6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.
 7. **Validity of Environment Clearance:** The environmental clearance accorded shall be valid for a period of 5 years.
 8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.

9. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
10. Any appeal against this environmental clearance shall lie with the National Green Tribunal, Van Vigyan Bhawan, Sec- 5, R.K. Puram, New Dehli - 110 022, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


(Medha Gadgil)
Additional Chief 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 & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
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, Thane.
7. Collector, Thane
8. Commissioner, Municipal Corporation, Thane
9. IA- Division, Monitoring Cell, MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
10. Select file (TC-3)

(EC uploaded on 9/9/2014)