

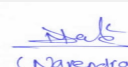
129 Meeting

SEAC Meeting number: 129 Meeting Date February 18, 2020

Subject: Environment Clearance for Expansion of Project 'Runwal Anthurium & Runwal Square' Residential and Commercial project

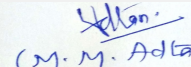
Is a Violation Case: No

| | |
|--|--|
| 1.Name of Project | Expansion of Project 'Runwal Anthurium & Runwal Square' Residential and Commercial project |
| 2.Type of institution | Private |
| 3.Name of Project Proponent | M/s Runwal Developers Pvt. Ltd. |
| 4.Name of Consultant | M/s. Enviro Analyst & Engineers Pvt. Ltd |
| 5.Type of project | Residential cum commercial |
| 6.New project/expansion in existing project/modernization/diversification in existing project | Expansion |
| 7.If expansion/diversification, whether environmental clearance has been obtained for existing project | EC dated 29th August 2018 |
| 8.Location of the project | At plot bearing CTS No. 884 A, 884B, 884C of village Mulund (West) at LBS Marg, Tal- Kurla, Dist-Mumbai. |
| 9.Taluka | kurla |
| 10.Village | Mulund |
| Correspondence Name: | Pallavi Matkari |
| Room Number: | - |
| Floor: | 5th |
| Building Name: | Runwal & Omkar Square |
| Road/Street Name: | Off Eastern Expressway |
| Locality: | Sion |
| City: | mumbai |
| 11.Whether in Corporation / Municipal / other area | Municipal Corporation of Greater Mumbai (MCGM) |
| 12.IOD/IOA/Concession/Plan Approval Number | yes IOD/IOA/Concession/Plan Approval Number: CE/5037/BPES/AT Approved Built-up Area: 154579.88 |
| 13.Note on the initiated work (If applicable) | Tower 1, Tower 2, Tower 3, Tower 4 work completed as per EC dated 29th August 2018. R square work 2B+2P+1 Ground floor + 7 Floors. |
| 14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable) | NA |
| 15.Total Plot Area (sq. m.) | 32747.30 sq. m. |
| 16.Deductions | Road set back area : 1003.80 sq m; Recreation ground : 8580.90 sq m; Deduction for 15% RG : 3474.39 sq m |
| 17.Net Plot area | 19688.20 sq m |
| 18 (a).Proposed Built-up Area (FSI & Non-FSI) | a) FSI area (sq. m.): 76803.18 b) Non FSI area (sq. m.): 82709.18 c) Total BUA area (sq. m.): 159512.36 |
| 18 (b).Approved Built up area as per DCR | Approved FSI area (sq. m.): 72198.67 Approved Non FSI area (sq. m.): 82161.91 Date of Approval: 29-04-2017 |
| 19.Total ground coverage (m2) | 12433.68 |
| 20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky) | 53.68% |
| 21.Estimated cost of the project | 3940000000 |


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22. Number of buildings & its configuration

| Serial number | Building Name & number | Number of floors | Height of the building (Mtrs) |
|---------------|------------------------|-------------------------------------|-------------------------------|
| 1 | Tower 1 | 2B+2P+1 Stilt+28 Floors+ 1 FC Floor | 101.60 |
| 2 | Tower 2 | 2B+2P+1 Stilt+28Floors+1 FC Floor | 101.60 |
| 3 | Tower 3 | 2B+2P+1 Stilt+35 Floors+1 FC Floor | 126.30 |
| 4 | Tower 4 | 2B+2P+1 Stilt+35 Floors+1 FC Floor | 126.30 |
| 5 | Commercial | - | - |
| 6 | R-Square | 2B+2P+1 Ground floor + 14 Floors | 72.40 |
| 7 | Retail Block | 2B+ Gr. + 1Floor | 9.30 |

| | |
|--|---|
| 23. Number of tenants and shops | Residential: 526 Shops: 24 Offices: 167 |
| 24. Number of expected residents / users | Residential: 3250, Commercial: 4699 |
| 25. Tenant density per hectare | 267 |
| 26. Height of the building(s) | |
| 27. Right of way (Width of the road from the nearest fire station to the proposed building(s)) | 30.50m Lal Bahadur Shastri Road |
| 28. Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation | 6m |
| 29. Existing structure (s) if any | Residential - Tower 1: 2B+2P+1 Stilt+28 Floors+ 1 FC Floor ; Tower 2: 2B+2P+1 Stilt+28 Floors+1 FC Floor ; Tower 3: 2B+2P+1 Stilt+35 Floors+1 FC Floor ; Tower 4: 2B+2P+1 Stilt+35 Floors+1 FC Floor; Commercial - R-Square: 2B+2P+1 Ground floor + 7 Floors ; Retail Block: 2B+ Gr. + 1Floor |
| 30. Details of the demolition with disposal (If applicable) | The site has temporary store rooms and site office during construction phase, which will be demolished |

31. Production Details

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

32. Total Water Requirement

| | | | |
|--|---|--------------|--|
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| Dry season: | Source of water | MCGM & Recycled water | | | | | | | |
|---|--|--|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| | Fresh water (CMD): | 369 | | | | | | | |
| | Recycled water - Flushing (CMD): | 253 | | | | | | | |
| | Recycled water - Gardening (CMD): | 29 | | | | | | | |
| | Swimming pool make up (Cum): | NA | | | | | | | |
| | Total Water Requirement (CMD) : | 651 | | | | | | | |
| | Fire fighting - Underground water tank(CMD): | 400-Residential; 200-Commercial | | | | | | | |
| | Fire fighting - Overhead water tank(CMD): | 120-Residential(30kld /Tower); 30-Commercial | | | | | | | |
| | Excess treated water | 465 KLD | | | | | | | |
| Wet season: | Source of water | MCGM & Recycled water | | | | | | | |
| | Fresh water (CMD): | 369 | | | | | | | |
| | Recycled water - Flushing (CMD): | 253 | | | | | | | |
| | Recycled water - Gardening (CMD): | NA | | | | | | | |
| | Swimming pool make up (Cum): | NA | | | | | | | |
| | Total Water Requirement (CMD) : | 622 | | | | | | | |
| | Fire fighting - Underground water tank(CMD): | 400 -Residential; 200-Commercial | | | | | | | |
| | Fire fighting - Overhead water tank(CMD): | 120-Residential(30kld /Tower); 30-Commercial | | | | | | | |
| | Excess treated water | 494 KLD | | | | | | | |
| Details of Swimming pool (If any) | NA | | | | | | | | |
| 33.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 |

| | | |
|---------------------------------------|---|---|
| 34.Rain Water Harvesting (RWH) | Level of the Ground water table: | 4-5 m |
| | Size and no of RWH tank(s) and Quantity: | 2 nos. of 40' x 10' x 10' ; 1 no. of 60' x 10' x 10' |
| | Location of the RWH tank(s): | 1no. in front of bldg 1 &3 ; 1 no. in front of bldg.2 ; 1 no. in front of bldg.4 & 5 at Basement 1 level |
| | Quantity of recharge pits: | 9 nos |
| | Size of recharge pits : | 1 mt. x 1mt. x 1.50 mt. |
| | Budgetary allocation (Capital cost) : | Rs 20 lakhs |
| | Budgetary allocation (O & M cost) : | Rs 1 lakh/annum |
| | Details of UGT tanks if any : | Domestic Water tank- 256 Flushing tank-136 RWH tank-130 Fire tank-500 Located at Basement 1 Level |

| | | |
|--------------------------------|--|-------------------------------|
| 35.Storm water drainage | Natural water drainage pattern: | As per Natural Slope of site |
| | Quantity of storm water: | 1119 cum/hr |
| | Size of SWD: | Varies at different locations |

| | | |
|-------------------------------|---|---|
| Sewage and Waste water | Sewage generation in KLD: | 525 KLD |
| | STP technology: | MBBR |
| | Capacity of STP (CMD): | STP Capacity of Residential: 400 KLD ; STP Capacity of Commercial : 130 KLD |
| | Location & area of the STP: | Basement level-2; Total Area Provided: 120sq.m. |
| | Budgetary allocation (Capital cost): | Rs 130 lakhs |
| | Budgetary allocation (O & M cost): | Rs 15 lakhs/annum |

36.Solid waste Management

| | | |
|---|---|---|
| Waste generation in the Pre Construction and Construction phase: | Waste generation: | Excavation Quantity: Nil as the work is already executed on site. |
| | Disposal of the construction waste debris: | Construction waste shall be used on site and remaining shall be sold to Recyclers |
| Waste generation in the operation Phase: | Dry waste: | 1055 kg/day |
| | Wet waste: | 1249 kg/day |
| | Hazardous waste: | NA |
| | Biomedical waste (If applicable): | NA |
| | STP Sludge (Dry sludge): | STP Sludge 23 Kg/day |
| | Others if any: | Garden Waste : 22 kg/day |

| | | |
|--|--|--|
| Mode of Disposal of waste: | Dry waste: | Will be handed over to recyclers. |
| | Wet waste: | Biodegradable waste will be processed in OWC and manure so obtained will be used for landscaping |
| | Hazardous waste: | NA |
| | Biomedical waste (If applicable): | NA |
| | STP Sludge (Dry sludge): | WILL BE USED AS MANURE |
| | Others if any: | Garden waste to be used as a manure |
| Area requirement: | Location(s): | On ground |
| | Area for the storage of waste & other material: | Total area provided for storage and treatment of solid waste : 100 sq m |
| | Area for machinery: | Total area provided for storage and treatment of solid waste : 100 sq m |
| Budgetary allocation (Capital cost and O&M cost): | Capital cost: | Rs. 20 lakhs |
| | O & M cost: | Rs. 3 lakhs/annum |

37. 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 | | | |

38. 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 |

39. 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 |

40. Details of Fuel to be used

| Serial Number | Type of Fuel | Existing | Proposed | Total |
|---------------|----------------|----------------|----------------|----------------|
| 1 | Not applicable | Not applicable | Not applicable | Not applicable |

| | |
|--|----------------|
| 41. Source of Fuel | Not applicable |
| 42. Mode of Transportation of fuel to site | Not applicable |

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| 43.Green Belt Development | Total RG area : | 5790.65 sq m |
| | No of trees to be cut : | 69 |
| | Number of trees to be planted : | Trees to be retained-172 Nos; Trees to be transplanted- 25 Nos.; Total no of new trees proposed: 328 Nos; Total no of trees on site after development : 525 Nos |
| | List of proposed native trees : | As mentioned in the List of proposed plantation on ground |
| | Timeline for completion of plantation : | At the time of completion of the project |

44.Number and list of trees species to be planted in the ground

| Serial Number | Name of the plant | Common Name | Quantity | Characteristics & ecological importance |
|---------------|------------------------|-------------|----------|---|
| 1 | Azadirachta indica | Neem | 23 | as mentioned |
| 2 | Cassia fistula | bhava | 35 | as mentioned |
| 3 | Pongamia pinnata | Karanj | 38 | as mentioned |
| 4 | Michelia champaca | Son chafa | 40 | as mentioned |
| 5 | Lagersomia florsrgenia | Tamhan | 33 | as mentioned |
| 6 | Albizia lebbeck | Shirish | 30 | as mentioned |
| 7 | Polyalthia longifolia | Ashok | 63 | as mentioned |
| 8 | Murraya paniculata | Kunti | 66 | as mentioned |
| 9 | Total | - | 328 | as mentioned |

45.Total quantity of plants on ground

46.Number and list of shrubs and bushes species to be planted in the podium RG:

| Serial Number | Name | C/C Distance | Area m2 |
|---------------|------------------------|------------------------|------------------------|
| 1 | as per recommendations | as per recommendations | as per recommendations |

47.Energy

| | | | |
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| | | |
|---------------------------|--|--|
| Power requirement: | Source of power supply : | MSEDCL |
| | During Construction Phase: (Demand Load) | 200 kW |
| | DG set as Power back-up during construction phase | 200 KVA |
| | During Operation phase (Connected load): | Residential: 1558 kW, Commercial: 2380 kW |
| | During Operation phase (Demand load): | Residential: 920 kW, Commercial: 1934 kW |
| | Transformer: | NA |
| | DG set as Power back-up during operation phase: | Residential - 2 X 250 KVA ; Commercial - 1 x 500 KVA |
| | Fuel used: | HSD |
| | Details of high tension line passing through the plot if any: | NA |

48. Energy saving by non-conventional method:

- 1) CFL Lamps ,LED Lamps and Solar Lighting
- 2) EFF1 motors & VFDs
- 3) EFF1 motors & Demand control ventilation
- 4) EFF1 motors & VFDs
- 5) Solar water heater

49. Detail calculations & % of saving:

| Serial Number | Energy Conservation Measures | Saving % |
|---------------|------------------------------|----------|
| 1 | Total % Savings | 20.1 |

50. 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. 53 Lakhs |
| | O & M cost: | Rs. 20lakhs/annum |

51. Environmental Management plan Budgetary Allocation

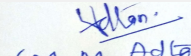
a) Construction phase (with Break-up):

| Serial Number | Attributes | Parameter | Total Cost per annum (Rs. In Lacs) |
|---------------|--------------------------|----------------------------|------------------------------------|
| 1 | Water | Water for Dust Suppression | 0.5 |
| 2 | Site Sanitation & Safety | Site Sanitation & Safety | 3.36 |


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| | | | |
|---|------------------------|---|------|
| 3 | Environment Monitoring | Environmental Monitoring (Noise, Water & Soil-Project site (4 times a year) | 0.75 |
| 4 | Disinfection | Disinfection | 1.80 |
| 5 | Health Check up | Health Check up | 1.68 |

b) Operation Phase (with Break-up):

| Serial Number | Component | Description | Capital cost Rs. In Lacs | Operational and Maintenance cost (Rs. in Lacs/yr) |
|---------------|------------------------|------------------------|--------------------------|---|
| 1 | Rain Water Harvesting | RWH Tanks | 20 | 1 |
| 2 | Waste water management | STP | 130 | 15 |
| 3 | Solid waste management | OWC | 20 | 3 |
| 4 | Landscaping | Green Belt Development | 551 | 27 |
| 5 | Energy conservation | Solar saving | 53 | 20 |

51.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 |

52.Any Other Information

No Information Available

53.Traffic Management

| | |
|---|---------------------------------|
| Nos. of the junction to the main road & design of confluence: | 30.50m Lal Bahadur Shastri Road |
|---|---------------------------------|

| | | |
|---|--|--|
| Parking details: | Number and area of basement: | 2 Basements on each tower of residential : 28804.5 sqm ; 2 Basements on R-Square Building : 7021.25 sqm |
| | Number and area of podia: | 2 Podia on each Tower of Residential : 13916.86 sqm ; 2 Podia on RSquare Building : 4414.11 sq m |
| | Total Parking area: | 47028.22 sq m |
| | Area per car: | 33.6 sq m |
| | Area per car: | 33.6 sq m |
| | Number of 2-Wheelers as approved by competent authority: | NA |
| | Number of 4-Wheelers as approved by competent authority: | Required = 1169 Nos. Provided =1172 Nos. 480 MCGM Car Parks |
| | Public Transport: | 30 LCV parking for MCGM |
| | Width of all Internal roads (m): | 6 m wide |
| | CRZ/ RRZ clearance obtain, if any: | NA |
| | Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries | Vihar lake at an aerial distance of 2.84km towards West. The proposed project site is at an aerial distance of 0.82km from the boundary of Sanjay Gandhi National Park and hence does not fall under Eco Sensitive Zone (as per ESZ Notification dtd 5th December 2016). |
| | Category as per schedule of EIA Notification sheet | 8(b) |
| | Court cases pending if any | NA |
| | Other Relevant Informations | NA |
| | Have you previously submitted Application online on MOEF Website. | Yes |
| | Date of online submission | 17-11-2016 |
| SEAC DISCUSSION ON ENVIRONMENTAL ASPECTS | | |
| Summorisred in brief information of Project as below. | | |
| Brief information of the project by SEAC | | |

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Representative of PP was present during the meeting along with environmental consultant. M/s.Enviro Analyst & Engineers Pvt. Ltd.


PP informed that, the project under consideration amendment in expansion residential cum commercial project. PP further stated that, the total plot area of the project is 32747.30Sq.mt having total construction area 159272.36Sq.mt (FSI - 76457.18Sq.mt + NON FSI- 82815.18Sq.mt) and the building configuration is as follow-

| Building Name & number | Number of floors | Height (Mtrs) |
|------------------------|------------------------------------|---------------|
| Tower 1 | 2B+2P+1 Stilt+28 Floors+ 1 FCFloor | 101.60 |
| Tower 2 | 2B+2P+1 Stilt+28Floors+1 FCFloor | 101.60 |
| Tower 3 | 2B+2P+1 Stilt+35 Floors+1 FCFloor | 126.30 |
| Tower 4 | 2B+2P+1 Stilt+35 Floors+1 FCFloor | 126.30 |
| Commercial | -- | -- |
| R-Square | 2B+2P+1 Ground floor + 14Floors | 72.40 |
| Retail Block | 2B+ Gr. + 1Floor | 9.30 |

It is noted that, Project has received Environmental clearance vide letter dated 29th August 2018.

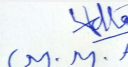
The project proposal was discussed on the basis of presentation made and documents submitted by the proponent. All issues related to environment, including air, water, land, soil, ecology and biodiversity and social aspects were discussed. Committee noted that the project is under 8a (B2) category of EIA Notification, 2006. Consolidated statements, synopsis of compliances, form 1, 1A, presentation & plans submitted are taken on the

DECISION OF SEAC


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After deliberation, Committee decided to recommend the proposal for Environmental Clearance to SEIAA, subject to compliance of below points.

Specific Conditions by SEAC:

- 1) PP to upload the detail architect certificate regarding building wise FSI, NON FSI, Configuration, approved in earlier EC, along with Date of CC, date of plinth CC, OC etc. with copy plan.
- 2) Local planning authority to ensure the structural stability of building for which vertical expansion is proposed.
- 3) 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.
- 4) 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.

FINAL RECOMMENDATION

SEAC-II have decided to recommend the proposal to SEIAA for Prior Environmental clearance subject to above conditions

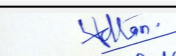
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