Agenda of 136th Meeting of State Level Expert Appraisal Committee-2 (SEAC-2)

SEAC Meeting number: 136th -Day-1 **Meeting Date** July 14, 2020

Subject: Environment Clearance for "Growel's 101 Mall" (Shopping Mall and Multiplex) at Akurli Road, Kandivali (E), Mumbai.

Is a Violation Case: Yes

1.Name of Project	"Growel's 101 Mall" (Shopping Mall and Multiplex)
2.Type of institution	Private
3.Name of Project Proponent	M/s. Grauer & Weil (India) Limited
4.Name of Consultant	M/s. ULTRA TECH
5.Type of project	Shopping Mall and Multiplex
6.New project/expansion in existing project/modernization/diversification in existing project	The project is an expansion of Growel's 101 Mall
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	--
8.Location of the project	CTS. No. 151, Growel House, Akurli Road, Kandivali (E), Mumbai.
9.Taluka	Borivali
10.Village	Akurli
Correspondence Name:	Mr. Vinod Haritwal (CEO & Director)
Room Number:	--
Floor:	--
Building Name:	Growel House
Road/Street Name:	Akurli Road
Locality:	Kandivali (E)
City:	Mumbai
11.Whether in Corporation / Municipal / other area	Municipal Corporation of Greater Mumbai (M.C.G.M.)
12.IOD/IOA/Concession/Plan Approval Number	For Wing F: IOD & CC no. CHE/A-3136 BP(WS)/AR And For Wing A, B & C: IOD & CC no. CHE/A-3465/BP(WS)/AR
	IOD/IOA/Concession/Plan Approval Number: For Wing F: IOD & CC no. CHE/A-3136 BP(WS)/AR And For Wing A, B & C: IOD & CC no. CHE/A-3465/BP(WS)/AR
	Approved Built-up Area: 34019.77
13.Note on the initiated work (If applicable)	Detailed site history is given in Form 1. Total Constructed built-up area on site till date: Wing F (Not under purview of EIA notification):12741.62 Sq. mt. ; Wing A, B and C (Under purview of EIA notification): 27689.72 Sq. mt. Total constructed area (Wing A, B, C & F): 40431.34 Sq. mt.
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	--
15.Total Plot Area (sq. m.)	37,832.90 Sq. mt.
16.Deductions	8,097.02 Sq. mt.
17.Net Plot area	29,735.88 Sq. mt.
18 (a).Proposed Built-up Area (FSI & Non-FSI)	**a) FSI area (sq. m.):** ?Under purview of EIA Notification (Wing A, B, C & D): 27737.25 Sq. mt. ?Not under purview of EIA notification (Wing F): 10154.61 Sq. mt.
	b) Non FSI area (sq. m.): ?Under purview of EIA Notification (Wing A, B, C & D): 17,559.04 Sq. mt. ?Not under purview of EIA notification (Wing F): 2587.01 Sq. mt.
	c) Total BUA area (sq. m.): 45296.29
18 (b).Approved Built up area as per DCR	**Approved FSI area (sq. m.):** 34019.77
	Approved Non FSI area (sq. m.): 14072.01
	Date of Approval: 03-05-2011
19.Total ground coverage (m2)	11,385.68
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	38 %

21.Estimated cost of the project	1346500000

22.Number of buildings & its configuration

Serial number	Building Name & number	Number of floors	Height of the building (Mtrs)
1	SHOPPING MALL WITH MULTIPLEX	--	--
2	Phase I (Not under purview of EIA notification)	--	--
3	Existing and Occupied Wing: Wing F	Basement + Ground + 1st to 3rd Upper Floors	17.70 mt.
4	Phase II (Under purview of EIA Notification) Existing and Occupied Wings: (Constructed between EIA Notification,1994 as amended on 7th July 2004 and 14th September 2006)	--	--
5	Wing A	Ground + 1st to 4th Upper Floor	21.90 mt.
6	Wing B	Part Basement + Ground + 1st to 3rd Upper Floor	17.70 mt.
7	Wing C	Ground + 1st to 4th Upper Floor	21.90 mt.
8	Phase II (Proposed)	--	--
9	Wing D	2 Basements + Ground + 1st to 2ndUpper Floor	12.60 mt.

23.Number of tenants and shops	Shopping Mall and Multiplex
24.Number of expected residents / users	Under purview of EIA Notification (Wing A, B, C And D): 5841 Nos. (floating population) Please note in the same layout there is existing Wing F constructed prior to EIA Notification whose floating occupancy is 4141 Nos.
25.Tenant density per hectare	--
26.Height of the building(s)	
27.Right of way (Width of the road from the nearest fire station to the proposed building(s)	18.30 mt. wide Akurli road and 61 mt. Western Express Highway
28.Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	Min. 7.5 mt.
29.Existing structure (s) if any	Shopping Mall and Multiplex
30.Details of the demolition with disposal (If applicable)	Not Applicable

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

Dry season:	**Source of water**	M.C.G.M./ Treated Sewage/ Tanker water
	Fresh water (CMD):	108 KLD Please note in the same layout there is existing Wing F constructed prior to EIA Notification whose domestic requirement is 24 KLD
	Recycled water - Flushing (CMD):	Flushing/ Part requirement of cooling tower make: 76 KLD Please note in the same layout there is existing Wing F constructed prior to EIA Notification whose flushing requirement is 44 KLD
	Recycled water - Gardening (CMD):	23 KLD
	Swimming pool make up (Cum):	--
	Total Water Requirement (CMD) :	207 KLD Please note in the same layout there is existing Wing F constructed prior to EIA Notification whose water requirement is 68 KLD
	Fire fighting - Underground water tank(CMD):	350 KL
	Fire fighting - Overhead water tank(CMD):	90 KL
	Excess treated water	0
Wet season:	**Source of water**	M.C.G.M./ Treated Sewage/ Tanker water
	Fresh water (CMD):	85 KLD Please note in the same layout there is existing Wing F constructed prior to EIA Notification whose domestic requirement is 24 KLD
	Recycled water - Flushing (CMD):	Flushing/ Part requirement of cooling tower make: 99 KLD Please note in the same layout there is existing Wing F constructed prior to EIA Notification whose flushing requirement is 44 KLD
	Recycled water - Gardening (CMD):	0
	Swimming pool make up (Cum):	--
	Total Water Requirement (CMD) :	184 KLD Please note in the same layout there is existing Wing F constructed prior to EIA Notification whose water requirement is 68 KLD
	Fire fighting - Underground water tank(CMD):	350 KL
	Fire fighting - Overhead water tank(CMD):	90 KL
	Excess treated water	0
Details of Swimming pool (If any)	Not applicable	

33.Details of Total water consumed

Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
Water Requirement	**Existing**	**Proposed**	**Total**	**Existing**	**Proposed**	**Total**	**Existing**	**Proposed**	**Total**

Domestic	--	--	--	--	--	--	--	--	--

34.Rain Water Harvesting (RWH)	**Level of the Ground water table:**	1.30 mt. to 1.55 mt. below ground level
	Size and no of RWH tank(s) and Quantity:	Nil
	Location of the RWH tank(s):	NA
	Quantity of recharge pits:	Existing: 29 nos. of recharge pits
	Size of recharge pits :	1 mt. X 1 mt. X 1.05 mt. deep
	Budgetary allocation (Capital cost) :	Rs. 2.61 Lacs
	Budgetary allocation (O & M cost) :	Rs. 0.05 Lacs/annum
	Details of UGT tanks if any :	Location of UG tanks: Underground/Basement
35.Storm water drainage	**Natural water drainage pattern:**	The Storm water from the plot is to be disposed in to an existing 5.0 m wide drain passing adjacent to the plot on North side. Runoff from the plot is conveyed to 5.0 m through drain having slope from South to North of the plot.
	Quantity of storm water:	0.96 m3/sec
	Size of SWD:	Carrying capacity of internal discharge: 2.23m3/sec
Sewage and Waste water	**Sewage generation in KLD:**	Wing A, B, C & D: 95 KLD Effluent from R & D lab: 1 KLD. Please note in the same layout there is existing Wing F constructed prior to EIA Notification from which sewage of 63 KLD is generated that is treated in the same STP of capacity 170 KL
	STP technology:	Moving Bed Bio Reactor (MBBR)
	Capacity of STP (CMD):	Treatment of sewage in Packaged STP of capacity of 170 KL; Effluent Treatment Plant (ETP) of Capacity 1 KL
	Location & area of the STP:	STP: Location: Ground , ETP: Location: Ground Area: 31 Sq. mt.
	Budgetary allocation (Capital cost):	Rs. 85.72 Lacs
	Budgetary allocation (O & M cost):	Rs.23.31 Lacs/annum

36.Solid waste Management

Waste generation in the Pre Construction and Construction phase:	**Waste generation:**	?The excavated soil from existing Wing A, B and C has been disposed to authorized landfill site as per the Excavation Permission received dated 12.09.2006 ?Excavated material generated from proposed Wing Dshall be partly reused (Approx. 20 %) on site for leveling and filling and remaining (Approx. 80%) shall be disposed to authorized landfill site as approved by M.C.G.M.
	Disposal of the construction waste debris:	Construction waste material generated shall be partly reused and remaining shall be disposed to the authorized land fill site.

Waste generation in the operation Phase:	**Dry waste:**	Wing A, B, C & D: 857 kg/day; Please note in the same layout there is existing Wing F constructed prior to EIA Notification which generates 350 kg/day dry waste that is disposed by M.C.G.M.
	Wet waste:	Wing A, B, C & D: 233 kg/day; Please note in the same layout there is existing Wing F constructed prior to EIA Notification which generates 165 kg/day wet waste that is disposed by M.C.G.M.
	Hazardous waste:	? Discarded Containers/Barrels/Liners (33.3) – 0.01 MT ? Chemical Sludge, Oil and Grease Skimming Residues (34.4) – 0.01 MT
	Biomedical waste (If applicable):	Not Applicable
	STP Sludge (Dry sludge):	--
	Others if any:	Please note till date this being mall project very negligible amount of E-waste is generated
Mode of Disposal of waste:	**Dry waste:**	To M.C.G.M.
	Wet waste:	Treatment in Organic Waste Converter (OWC)
	Hazardous waste:	To CHWTSDF
	Biomedical waste (If applicable):	Not applicable
	STP Sludge (Dry sludge):	Use as manure
	Others if any:	Storage of E – Waste in separate space within project site and subsequently handed over to authorized recyclers.
Area requirement:	**Location(s):**	Ground level
	Area for the storage of waste & other material:	53 Sq. mt.
	Area for machinery:	12 Sq. mt.
Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	Rs. 9.00 Lacs
	O & M cost:	Rs. 1.62 lacs/annum

37.Effluent Charecterestics

Serial Number	Parameters	Unit	Inlet Effluent Charecterestics	Outlet Effluent Charecterestics	Effluent discharge standards (MPCB)
1	pH	--	6.5-7.5	7-7.5	Between 5.5 to 9.0
2	Suspended Solids	mg/l.	150-200	<10	Not to exceed 100
3	BOD 3 days 27 Deg. C.	mg/l.	250-350	<5	Not to exceed 100
4	COD	mg/l.	500-600	<30	Not to exceed 250
5	Oil & Grease	mg/l.	60	<10	Not to exceed 10
6	T.D.S.	mg/l.	200-300	<10	Not to exceed 2100
7	Chlorides	mg/l.	50	<20	Not to exceed 600
8	Sulphates	mg/l.	50	<20	Not to exceed 1000

Amount of effluent generation (CMD):	0.9 KLD
Capacity of the ETP:	1 KL
Amount of treated effluent recycled :	0.7 KL
Amount of water send to the CETP:	Nil
Membership of CETP (if require):	--

Note on ETP technology to be used	The treatment will include the following unit / equipment; ?Collection Tank ?Reaction Tank ?Magnetic Coupled Pump ?Diaphragm Pump ?Dosing Tank ?Sand Filter
Disposal of the ETP sludge	Disposal to CHWTSTDF

38.Hazardous Waste Details

Serial Number	Description	Cat	UOM	Existing	Proposed	Total	Method of Disposal
1	Discarded Containers/Barrels/Liners (33.3)	33.3	MT	0.01 MT	Nil	0.01 MT	To CHWTSDF
2	o Chemical Sludge, Oil and Grease Skimming Residues (34.4)	34.4	MT	0.01 MT	Nil	0.01 MT	To CHWTSDF

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	DG Sets	--	--	--	--	--

40.Details of Fuel to be used

Serial Number	Type of Fuel	Existing	Proposed	Total
1	HSD	--	--	--
41.Source of Fuel		--		
42.Mode of Transportation of fuel to site		--		

43.Green Belt Development	**Total RG area :**	RG on the ground (sq. m.): 7543.44
	No of trees to be cut :	Nil
	Number of trees to be planted :	Plantation of 736 nos. of trees of various varieties is already done (83 nos. of trees have been planted on site & 653 nos. in the premises of defence which is adjacent to project site) as per Tree NOC received from M.C.G.M.
	List of proposed native trees :	Tree plantation details are given in EIA report
	Timeline for completion of plantation :	Plantation already done on site

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	--	--	--	--
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	--	--	--

47.Energy

Power requirement:	**Source of power supply :**	TATA Power
	During Construction Phase: (Demand Load)	--
	DG set as Power back-up during construction phase	As per requirement
	During Operation phase (Connected load):	Wing A, B, C and D: 5110 KW
	During Operation phase (Demand load):	Wing A, B, C and D: 2813 KW
	Transformer:	Wing A, B, C and D: 1 no. of 2500 kVA & 1 no. of 1250 kVA
	DG set as Power back-up during operation phase:	Wing A, B, C and D: 3DG sets of capacity 625 kVA each, 2 DG sets of capacity 1010 kVA and 500 kVA
	Fuel used:	Diesel
	Details of high tension line passing through the plot if any:	NA

48.Energy saving by non-conventional method:

? Provision of Solar PV Panels for Lighting & Power load
? Use of LED Lights
? Use of Energy Efficient VAV &Water Cooled Systems
? Use of Pumps & Motors with Premium Efficiency
? Provision of Energy Efficient Lifts with VVVF Lift Drive

49.Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
1	Overall energy saving	21.8%
2	Saving due to Renewable energy	9.7 %

50.Details of pollution control Systems

Source	Existing pollution control system	Proposed to be installed
Sewage	170 KL packaged Sewage Treatment Plant (STP)	--
Solid waste	Organic Waste Convertor	--
Effluent	Effluent Treatment Plant (ETP) for R & D lab of Capacity 1 KL	--

Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	Rs. 281.80 Lacs
	O & M cost:	Rs. 2.64 Lacs/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	Air Environment	Dust suppression	0.36

2	Air Environment	Air & Noise monitoring- By outside MoEF & CC Approved Laboratory	0.22
3	Air Environment	Air & Noise monitoring- On site sensors for Air & Noise monitoring	5.50
4	Water Environment	Drinking water analysis	0.18
5	Land Environment	Site Sanitation	1.50
6	Health & Hygiene Environment	Disinfection- Pest Control	1.20
7	Health & Hygiene Environment	Health Check up of workers	2.70

b) Operation Phase (with Break-up):

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	AIR & NOISE ENVIRONMENT –Cost for Ambient Air quality & Noise Monitoring:	On site sensors	No set up cost is involved as already considered Construction Phase	0.50
2	AIR & NOISE ENVIRONMENT –Cost for Ambient Air quality & Noise Monitoring:	By outside MoEF& CC Approved Laboratory	*No set up cost is involved	0.22
3	AIR & NOISE ENVIRONMENT - Cost for DG Stack Exhaust Monitoring	--	*No set up cost is involved	0.10
4	AIR & NOISE ENVIRONMENT - Cost for Plantation	Plantation on green cover area	41.49	1.20
5	WATER ENVIRONMENT - cost for waste water treatment	Cost for Sewage Treatment Plant of capacity 170 KL	78.22	11.40
6	WATER ENVIRONMENT - cost for waste water treatment	Cost for Effluent treatment Plant	7.50	2.05
7	WATER ENVIRONMENT - Cost for water & waste water Monitoring	By outside MoEF& CC Approved Laboratory	*No set up cost is involved	9.86
8	WATER ENVIRONMENT - Water Conservation (Rain Water Harvesting System)	Cost for 29 nos. of recharge pits	2.61	0.05
9	LAND ENVIRONMENT –Cost for Solid Waste Management	Cost for Treatment of biodegradable garbage in OWC	9.00	1.54

10	LAND ENVIRONMENT –Cost for Solid Waste Management	Cost for monitoring of OWC manure	*No set up cost is involved	0.08
11	ENERGY CONSERVATION - Use of renewable energy	Cost for Solar System	281.80	2.64

51.Storage of chemicals (inflamable/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
--	--	--	--	--	--	--	--

52.Any Other Information

No Information Available

53.Traffic Management

	Nos. of the junction to the main road & design of confluence:	3 nos. of Entry and Exit
Parking details:	**Number and area of basement:**	Wing B: Part Basement; Wing D: 2 Basements
	Number and area of podia:	Not applicable
	Total Parking area:	11332.16 Sq. mt.
	Area per car:	--
	Area per car:	--
	Number of 2-Wheelers as approved by competent authority:	Proposed Wing D: 192 Nos.
	Number of 4-Wheelers as approved by competent authority:	Wing A, B, C and D : 494 Nos. Please note in the same layout there is existing Wing F constructed prior to EIA Notification whose parking provision is 252 Nos.
	Public Transport:	--
	Width of all Internal roads (m):	Minimum 6.0 mt.
	CRZ/ RRZ clearance obtain, if any:	Not Applicable
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	Sanjay Gandhi National Park: Approx. 2.00 Km * NOC from Wild Life Board is Not Applicable as per final Notification reg. ESZ of SGNP published by MOEF & CC u/no. S.O.3645 (E) dated 05/12/2016 as our project site is not affected by the ESZ belt.

	Category as per schedule of EIA Notification sheet	Category 8 (a) B2
	Court cases pending if any	--
	Other Relevant Informations	--
	Have you previously submitted Application online on MOEF Website.	Yes
	Date of online submission	06-07-2017

SEAC DISCUSSION ON ENVIRONMENTAL ASPECTS

Summorised in brief information of Project as below.

Brief information of the project by SEAC

Environment Clearance for "Growel's 101 Mall" (Shopping Mall and Multiplex) at Akurli Road, Kandivali (E), Mumbai, by M/s. Grauer & Weil (India) Limited.(Violation Case)

Introduction :-

Representative of PP was present during the meeting along with Environmental consultant M/s Ultratech Ltd. PP presented the details

1.	Plot Area	37,832.90 Sq. mt.
2.	FSI Area	
3.	Non FSI Area	
4.	Total Built up Area (FSI & Non FSI)	

Description	Area (Sq. mt.)			
	Phase I: Not under purview of EIA notification (Wing F)	Phase II: Under purview of EIA Notification		
		Constructed between EIA Notification, 1994 as amended on 7th July 2004 and 14th September 2006 (Wing A, B and C)	Proposed (Wing D) Not constructed on site	Total
Built-up Area as per FSI	10154.61	21732.08	6005.17	27,737.25
Built-up Area as per NON FSI	2587.01	5957.64	11601.40	17,559.04
Total Construction Built-up Area	12741.62	27689.72	17606.57	45,296.29

5.	Building Configuration	Phase I (Not under purview of EIA notification) Existing and Occupied Wing: Wing F: Basement + Ground + 1st to 3rd Upper Floors Phase II (Under purview of EIA Notification) Existing and Occupied Wings: (Constructed between EIA Notification,1994 as amended on 7th July 2004 and 14th September 2006) Wing A: Ground + 1st to 4th Upper Floor Wing B: Part Basement + Ground + 1st to 3rd Upper Floor Wing C: Ground + 1st to 4th Upper Floor Phase II (Proposed) Wing D: 2 Basements + Ground + 1st to 2ndUpper Floor
6.	Total Population	Wing A, B, C And D: 5841 Nos. (floating population) Please note in the same layout there is existing Wing F constructed prior to EIA Notification whose floating occupancy is 4141 Nos.
7.	Water Requirement	207 KLD Please note in the same layout there is existing Wing F constructed prior to EIA Notification whose water requirement is 68 KLD
8.	Sewage generation	Wing A, B, C & D: 95 KLD Effluent from R & D lab: 1 KLD Please note in the same layout there is existing Wing F constructed prior to EIA Notification from which sewage of 63 KLD is generated that is treated in the same STP of capacity 170 KL
9.	STP capacity and Technology	Treatment of sewage in Packaged STP of capacity of 170 KL Effluent Treatment Plant (ETP) of Capacity 1 KL Technology: Moving Bed Bio Reactor (MBBR)
10.	STP location	Ground
11.	RG area required and Provided	RG area requirement:7433.97Sq.mt.(25% on net plot area) RG area provision:7543.44 Sq.mt.
12.	Energy requirement	Connected load: Wing A, B, C and D: 5110 KW Maximum demand: Wing A, B, C and D: 2813 KW
13.	Total Energy Saving	21.88%
	Energy saving by Solar	6.78%
14.	No. of DG sets and capacity	Wing A, B, C and D: 3DG sets of capacity 625 kVA each, 2 DG sets of capacity 1010 kVA and 500 kVA
15.	Solid waste generation	Non-biodegradable waste:Wing A, B, C & D: 857 kg/day Biodegradable waste:Wing A, B, C & D: 233 kg/day Please note in the same layout there is existing Wing F constructed prior to EIA Notification which generates 515 kg/day solid waste that is disposed by M.C.G.M.
16.	OWC Capacity	Area for solid waste management:65Sq.mt.
17.	Parking	4 Wheeler: Wing A, B, C and D: 494 Nos. 2 Wheeler: Proposed Wing D: 192 Nos. Please note in the same layout there is existing Wing F constructed prior to EIA Notification whose parking provision is 249 Nos
18.	EMP Cost	Construction Phase: Rs.23.32Lacs Operation Phase: Capital cost: Rs. 420.62Lacs Operational and Maintenance cost: Rs. 29.64 Lacs annum
19.	Rain water Harvesting	--
20.	Number of recharge pits and sizes of the pits	Existing: 29 nos. of recharge pits Size of the recharge pit: 1 mt. X 1 mt. X 1.05 mt. deep
21.	Details of UGT tanks – Number and capacity	Domestic:1218KL Flushing: 406KL Firefighting:350 KL
22.	CER	CER plan as per the MoEF& CC circular dated 01/05/2018 Project Cost: Rs. 134.64Crores Cost for CER: Rs. 1.75 Cr (1.5% of project cost)

It is noted that the proposal under consideration is of violation of EIA Notification 2006 as amended and application for TOR was submitted within stipulated period vide MoEF & CC Notification dated 14th March 2017 & 8th March 2018. Department of Environment has constituted a Committee for formulating Guidelines to Consideration of proposal involving violation of EIA notification, 2006 amended till date in order to asses for the Environmental Damage and for Estimation of Remediation Costs for Building Construction Projects on similar Parameters to avoid any discrepancies..

SEAC-2 has discussed the said guidelines & accordingly committee instructed PP to carry out EIA as per ToR & additional ToR of remediation plan and natural & community resource augmentation plan and to follow the format which was uploaded & available on website in public domain under 'Public Document of ec website (ec.mpcb.in) After detailed deliberations on the proposal in 89th SEAC meeting held on 20.02.2019, committee confirmed the case to be of violation of the EIA Notification, 2006 and as per Notification No 1030(E)/1031(E) dated 8th March, 2018 issued by the Ministry of Environment, Forest & Climate Change, issued Term of Reference for undertaking EIA and preparation of Environment Management Plan (EMP), as per Notification No 1030(E)/1031(E) dated 8th March, 2018 issued by the Ministry of Environment, Forest & Climate Change. The consultant presented EIA prepared. The proposal was discussed in 134th meeting and following compliances were sought from the PP.

1. During presentation it was submitted that PP has constructed earlier in the year 2003-2004 which is prior to EIA notification 2006. The plinth competition is prior to the notification dated 07th July 2004 in respect of wing F. The other wings A, B & C remain under violation. PP to submit the Architect Certificate to that effect to ascertain the days of violation.
2. One nalla is abutting the plot. PP to submit the Chronology of Nalla Remarks issued by MCGM from Time to Time and Compliance of the same.
3. PP to submit reply to the MCGM letter dated 26th February 2010 and decision of MCGM on the same.

During meeting , PP submitted the details and the compliance was taken on record. Committee was of the opinion that point no 2 & 3 are complied by PP.

DECISION OF SEAC

In view of above, the proposal is deferred and shall be appraised only after the compliance of above observations.

Specific Conditions by SEAC:

1) PP said he applied for EC on 6/10/2016 before SEAC-2 ,but as per receipt of application the project was mentioned as a new construction project. Again PP applied to MOEF &CC on 6/7/2017 ,in this application information of violation is submitted .therefore, no.of days of violation should be calculated from date of CC i.e 27/02/2006 to 6/7/2017.
2) PP informed that 736 Nos. of trees are planted. But out of that only 83 Nos.of tress are planted in project site. therefore, for mitigating noise pollution on site effect of 83 trees should be taken in to consideration instead of 736 trees.(Page No.3 of report).
3) PP mentioned that that they had obtained permission for excavation dated 12/09/2006 and accordingly they had excavated 2830 Cum soil. It is observed that ,it is clearly mentioned in permission given by SDO ,Mumbai suburban that all necessary permission from competent authority should be obtained before starting excavation. As per EIA Notification,2006 even excavation of soil from the plot also required EC. Therefore, PP's stand for excavation of soil was done after due permission is nul and void. Therefore, this cost should be included.(Page No.4 Of report).
4) PP mentioned that as 73rd Nos. of trees are retained on project site, therefore top soil was retained. but as observed,2830 Cum. soil is excavated, the top soil in project site was not retained & it should be corrected in report.(Point No.8 on Page no.6).
5) On Page No.7,Point No.18 & 19 , PP should mention profit received from sale/rent value of 76 Commercial units from date of rent to the date of application submitted i.e. 6/7/2017.In addition to this PP also includes benefits received to him from self- occupied area and R & D lab.
6) In (D) assessment of damage section, a) In Air Pollution, PP mentions 30 KL water required per day as a cost of Rs.60/- per KL of water. Therefore, the total recurring cost is Rs.1800/- not Rs.600/- as mentioned in report. b) In water pollution, cost of water required in construction phase should be revised instead of Rs.600/- per day it should be Rs.1800/- per day. 2)The total cost of water required in operation phase is also not mentioned (i.e. from 1.4.2010 to 31.01.2020) from which total cost of water required per day in operation phase was calculated and same should include in recurring cost. c) As there was 150 workers for 1517 working days , recurring cost of sewage in construction phase should be considered.
7) Cost of excavated earth as per formula mentioned in it ,to be included as 2830 Cum. Soil is excavated. (Page No.9 ....Soil).
8) RH /occupational Health – Cost of health checkup should be recheck, and it should be mentioned in recurring cost column (150 No of workers x 12 months x 4.2 yrs x 150 rs.....what is the exact unit i.e. per day, year ..?) (Page No.10)
9) After considering above point cost of remediation plan both recurring & Non recurring should be revised.

FINAL RECOMMENDATION

SEAC-II decided to defer the proposal.Kindly find SEAC decision above.

Agenda of 136th Meeting of State Level Expert Appraisal Committee-2 (SEAC-2)

SEAC Meeting number: 136th -Day-1 **Meeting Date** July 14, 2020

Subject: Environment Clearance for VILLA REALCON LLP

Is a Violation Case: No

1.Name of Project	VILLA REALCON LLP
2.Type of institution	Private
3.Name of Project Proponent	Mr. Prabhulal Patel
4.Name of Consultant	Building Environment India pvt Ltd, 4th Floor, Plot No.2, Dakshina Building, Sector 11, C.B.D Belapur, Navi Mumbai, Maharashtra 400614 Contact Number – 9930083917
5.Type of project	Housing
6.New project/expansion in existing project/modernization/diversification in existing project	New Construction
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	NA
8.Location of the project	Plot no. 1,2,3,4,5,6,7, Sector 25, kamothe
9.Taluka	Panvel
10.Village	Panvel
Correspondence Name:	Mr. Prabhulal Patel
Room Number:	Shop No. 18
Floor:	--
Building Name:	Shiv Chambers
Road/Street Name:	plot no 21, sector 11
Locality:	Kamothe
City:	Navi Mumbai
11.Whether in Corporation / Municipal / other area	PANVEL MUNCIPAL CORPORATION
12.IOD/IOA/Concession/Plan Approval Number	Applied For LOI to Commissioner Panvel Municipal Corporation
	IOD/IOA/Concession/Plan Approval Number: Applied For LOI to Commissioner Panvel Municipal Corporation
	Approved Built-up Area: 12484.387
13.Note on the initiated work (If applicable)	None
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	Applied for
15.Total Plot Area (sq. m.)	8323.550 Sq. M
16.Deductions	nil
17.Net Plot area	8323.550 Sq. M
18 (a).Proposed Built-up Area (FSI & Non-FSI)	**a) FSI area (sq. m.):** 12484.387
	b) Non FSI area (sq. m.): 25940.164
	c) Total BUA area (sq. m.): 38424.551
18 (b).Approved Built up area as per DCR	**Approved FSI area (sq. m.):** 12484.387
	Approved Non FSI area (sq. m.): 25940.164
	Date of Approval: 31-03-2018
19.Total ground coverage (m2)	5255.520
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	63.14
21.Estimated cost of the project	1133801109

22.Number of buildings & its configuration

Serial number	Building Name & number	Number of floors	Height of the building (Mtrs)
1	Building 1 Wing A	G+ 2 Level Podium Parking + 1 Podium Garden +10 Floors	40.3
2	Building 1 Wing B	G+ 2 Level Podium Parking + 1 Podium Garden +11Floors	43
3	Building 2 Wing C	G+ 2 Level Podium Parking + 1 Podium Garden +11Floors	43
4	Building 2Wing D	G+ 2 Level Podium Parking + 1 Podium Garden +10 Floors	40.3

23.Number of tenants and shops	Commercial units 55 Nos. Residential units 330 Nos.
24.Number of expected residents / users	1362 (Residential) + 220 (Commercial)
25.Tenant density per hectare	306
26.Height of the building(s)	
27.Right of way (Width of the road from the nearest fire station to the proposed building(s)	20.0 m.
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	NA
30.Details of the demolition with disposal (If applicable)	NA

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

Dry season:	**Source of water**	Panvel Muncipal Corporation
	Fresh water (CMD):	142.49
	Recycled water - Flushing (CMD):	75.51 m3/day
	Recycled water - Gardening (CMD):	10.11 m3/day
	Swimming pool make up (Cum):	2.743 m3/day
	Total Water Requirement (CMD) :	228.10 m3/day
	Fire fighting - Underground water tank(CMD):	150 CUM
	Fire fighting - Overhead water tank(CMD):	10 CUM
	Excess treated water	107.62 m3/day
Wet season:	**Source of water**	Panvel Muncipal Corporation
	Fresh water (CMD):	142.49
	Recycled water - Flushing (CMD):	75.51 m3/day
	Recycled water - Gardening (CMD):	0
	Swimming pool make up (Cum):	2.743 m3/day
	Total Water Requirement (CMD) :	217.99 m3/day
	Fire fighting - Underground water tank(CMD):	150 CUM
	Fire fighting - Overhead water tank(CMD):	10 CUM
	Excess treated water	117.73 m3/day
Details of Swimming pool (If any)	TOTAL DAILY SWIMMING POOL = 2.743 cum/day = MAKEUP WATER 0.61cum/day + BACKWASH 2.133 cum/day) Swimming Pool Area = 48.00 above podium	

33.Details of Total water consumed

Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
Water Requirement	**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:**	0.0 m to 2.1 m from ground level
	Size and no of RWH tank(s) and Quantity:	142 CUM
	Location of the RWH tank(s):	Under Ground Level
	Quantity of recharge pits:	NA
	Size of recharge pits :	NA
	Budgetary allocation (Capital cost) :	600000
	Budgetary allocation (O & M cost) :	100000/Year
	Details of UGT tanks if any :	RESIDENTIAL: DOMESTIC TANK UG= 205 CUM FLUSHING TANK UG=118 CUM DOMESTIC TANK OH= 68 CUM FLUSHING TANK OH= 40 CUM COMMERICAL: DOMESTIC TANK UG= 10 CUM FLUSHING TANK UG= 12 CUM DOMESTIC TANK OH= 2 CUM FLUSHING TANK OH= 4 CUM FIRE TANK: FIRE TANK UG= 150 CUM FIRE TANK OH=10 CUM (ON EACH TOWER) RWH tank 142 CUM
35.Storm water drainage	**Natural water drainage pattern:**	as per natural drainage pattern
	Quantity of storm water:	296.14 CUM./HR
	Size of SWD:	No.of Trench 2 no.s, AREA OF TRENCH : 0.09 m2 ,WIDTH OF TRENCH IN MM: 300 ,ASSUME DEPTH OF THE TRENCH IN MM: 400
Sewage and Waste water	**Sewage generation in KLD:**	203.41 m3/day
	STP technology:	MBBR
	Capacity of STP (CMD):	1 and 210 m3/day
	Location & area of the STP:	under ground level
	Budgetary allocation (Capital cost):	3500000
	Budgetary allocation (O & M cost):	400000/Year

36.Solid waste Management

Waste generation in the Pre Construction and Construction phase:	**Waste generation:**	1921.22755 tonnes
	Disposal of the construction waste debris:	Debris & excavated material generated shall be disposed by covered trucks to the authorized sites with permission from Panvel Muncipal corporation
Waste generation in the operation Phase:	**Dry waste:**	0.38TPD
	Wet waste:	0.30TPD
	Hazardous waste:	Waste oil from DG sets
	Biomedical waste (If applicable):	N/A
	STP Sludge (Dry sludge):	51 Kg/day
	Others if any:	N/A
Mode of Disposal of waste:	**Dry waste:**	Handed over to Panvel Muncipal Corporation
	Wet waste:	OWC & used at site / as manure
	Hazardous waste:	it will be disposed through authorised agency
	Biomedical waste (If applicable):	N/A
	STP Sludge (Dry sludge):	Will be used as manure and remaining will be sold to near by nursery
	Others if any:	N/A
Area requirement:	**Location(s):**	Ground level
	Area for the storage of waste & other material:	As above
	Area for machinery:	72 Sq. mt
Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	15 lakhs
	O & M cost:	3 lakhs/annum

37.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

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		

43.Green Belt Development	**Total RG area :**	876.498S q.m
	No of trees to be cut :	Nil
	Number of trees to be planted :	104 no.s
	List of proposed native trees :	Attached
	Timeline for completion of plantation :	through out the construction period

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	Attached	Attached	Attached	Attached
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	Nil	Nil	Nil

47.Energy

Power requirement:	**Source of power supply :**	MSED Co. Ltd / CIDCO
	During Construction Phase: (Demand Load)	1805 KWS
	DG set as Power back-up during construction phase	One 200 kVA DG
	During Operation phase (Connected load):	3899 KWS
	During Operation phase (Demand load):	1805 KWS
	Transformer:	4X630 KVA
	DG set as Power back-up during operation phase:	One 200 KVA DG
	Fuel used:	HSD
	Details of high tension line passing through the plot if any:	NA

48.Energy saving by non-conventional method:

Solar PV panels and Solar hot water system

49.Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
1	Savings due to lamp	22%
2	Savings due to electronic ballast	18%
3	Savings due to timer / sensor	50%
4	Savings within apartment with use of energy efficient motors, Star rated geysers and AC	15%
5	TOTAL AVERAGE ANNUAL ENERGY SAVINGS WITH SOLAR WATER HEATING + SOLAR PV PANELS :	2.51%
6	AVERAGE ANNUAL ENERGY SAVINGS	24%

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:**	15
	O & M cost:	5

51.Environmental Management plan Budgetary Allocation

a) Construction phase (with Break-up):

Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)
1	Air Environment	Dust pollution control	2

2	Health and Safety	Site Sanitation, Disinfection & Health Check Up	5
3	Environment Monitoring	Environmental Monitoring of air, noise, soil and water	4.5
4	Noise Environment	Barricading, Screens along perimeter of site	10
5	Green Area Development	Landscaped area development	4
6	EM Cell	EM cell	3
7	DMP	DMP equipments Firefighting equipments, Disaster Management Kit (First Aid Facility, Stretcher, A portable battery-powered radio, Flashlight and extra batteries, First aid kit and first aid manual, Safety shoes, helmets, Hand gloves, fire mask, fire blanket, Axe, Cutter) ,Well-equipped Control Room , CCTV ,2 way Public announcement system, Personal Protective equipments	67.42
8	maintenance of construction equipment	Periodic maintenance of construction equipment	1.5

b) Operation Phase (with Break-up):

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	Wastewater Treatment	STP (MBBR technology)	35	4
2	Rain Water Harvesting	RWH	6	1
3	Green Area Development	Landscaped area	covered in Construction phase	0.5
4	Solid waste Management	Solid waste management	15	3
5	Energy Conservation	Energy conservation	15	5
6	DMP	DMP equipments Fire fighting equipments, Disaster Management Kit (First Aid Facility, A portable battery-powered radio, Flashlight and extra batteries, First aid kit and fire mask, fire blanket, Axe, Cutter), Well-equipped Control Room, CCTV, 2 way Public announcement system.	--	7.64

7	EM Cell	EM cell	covered in Construction phase	0.4

51.Storage of chemicals (inflamable/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:	one
Parking details:	**Number and area of basement:**	N/A
	Number and area of podia:	3 Nos. Area = 11662.757 Sq. M
	Total Parking area:	11662.757 Sq. M
	Area per car:	39 Sq. M
	Area per car:	39 Sq. M
	Number of 2-Wheelers as approved by competent authority:	23
	Number of 4-Wheelers as approved by competent authority:	299 as per GDCR. including visitor
	Public Transport:	N/A
	Width of all Internal roads (m):	6m
	CRZ/ RRZ clearance obtain, if any:	.
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	13.7 Km Karnala Bird Sanctuary
	Category as per schedule of EIA Notification sheet	8B2
	Court cases pending if any	NIL

	Other Relevant Informations	NIL
	Have you previously submitted Application online on MOEF Website.	No
	Date of online submission	-

SEAC DISCUSSION ON ENVIRONMENTAL ASPECTS

Summorised in brief information of Project as below.

Brief information of the project by SEAC

Environment Clearance for project at Plot no. 1,2,3,4,5,6,7, Sector 25, kamothe , Taluka Panvel ,Dist.Raigad by VILLA REALCON LLP

Introduction :-

Representative of PP was present during the meeting along with Environmental consultant M/s Building Environment India Pvt. Ltd . The details of the project are as below:

1.Plot Area - 8323.550 sq.m

2. Deduction - Nil

3. Net Plot Area - 8323.550 sq.m

4. FSI - 12484.387 sq.m

5. Non FSI - 25940.164 sq.m

6. Total Construction Built up Area - 38424.551 sq.m

7. Total No. Flats/Shops -

Commercial units 55 Nos.

Residential units 330 Nos.

8. Population - 1362 (Residential) + 220 (Commercial)

9. Water Requirement -

Fresh Water (Domestic): 142.49 KLD

Recycled (Flushing): 75.51 KLD

Recycled (Landscaping): 10.11 KLD

Total Water Requirement: 228.10 KLD

10. Sewage generation - 203.41 KLD

11. STP capacity & technology -

Capacity – 1 STP of 210 KLD Capacity

Technology: Moving Bed Bio reactor (MBBR)

12. RG required & Provide -

On Ground – 876.498 sq.m (Hardscape Area 250.381 sq.mt. Green Area 626.109 sq.m)

On Podium

13. Energy Requirement –

Construction Phase -

Electric Source: MSED

Demand Load: 100 KW

Use of DG set as Power Back-Up- 50 KVA

Operation Phase:

Electricity Source: MSED

Connected Load (KW): 3899 KWS

Transformer – 4X630 KVA

14. Energy Saving - By Solar PV panels 4.69%

15. No. Of DG set & capacity – 1 No. 200 KVA DG

16. Solid waste Generation

Biodegradable: 0.30TPD

Non-Biodegradable: 0.38TPD

Total: 0.68 TPD

17. OWC Area – 72 Sq.m

18. Parking Details – 4 W – 268 Numbers

19. EMP cost -

Construction Phase

A. Air environment: Dust pollution control - 2 Lacs per annum

B. Health and Safety: Site Sanitation, Disinfection & Health Check Up – 2 Lacs per annum

C. Environment Monitoring: Environmental Monitoring of air, noise, soil and water – 4.5 per annum

D. Noise Environment: Barricading, Screens along perimeter of site – 10 lacs per annum

E. Green Area Development: Landscaped area development – 4 lacs per annum

F. EM cell - EM cell: 3 lacs per annum

G. DMP: DMP equipment. Firefighting equipment, Disaster Management Kit (First Aid Facility, Stretcher, A portable battery powered radio, Flashlight and extra batteries, First aid kit and first aid manual, Safety shoes, helmets, Hand gloves, fire mask, fire blanket, Axe, Cutter) ,Well equipped Control Room , CCTV ,2 way Public announcement system, Personal Protective equipment - 67.42 lacs per annum

H. Maintenance of construction equipment's: Periodic Maintenance of construction equipment's – 1.5 lacs per annum

Operation Phase-

A. Wastewater Treatment: STP (MBBR technology), Capital cost Rs. In Lacs – 35- Operational and Maintenance cost (Rs. in Lacs/yr) – 4.

B. Rain Water Harvesting: RWH, Capital cost Rs. In Lacs – 6 - Operational and Maintenance cost (Rs. in Lacs/yr) – 1

C. Green Area Development: Landscaped area, Capital cost Rs. In Lacs - Construction phase covered in - Operational and Maintenance cost (Rs. in Lacs/yr) – 0.5

D. Solid waste Management: Solid waste management, Capital cost Rs. In Lacs – 15 Operational and Maintenance cost (Rs. in Lacs/yr) – 3

E. Energy Conservation: Energy conservation, Capital cost Rs. In Lacs – 15 - Operational and Maintenance cost (Rs. in Lacs/yr) – 5

F. DMP: DMP equipment's Fire Fighting equipment's, Disaster Management Kit (First Aid Facility, A portable battery powered radio, Flashlight and extra batteries, First aid kit and fire mask, fire blanket, Axe, Cutter), Well-equipped Control Room, CCTV, 2 way Public announcement system, Capital cost Rs. In Lacs - --, Operational and Maintenance cost (Rs. in Lacs/yr) – 7.64

G. EM Cell: EM cell, Capital cost Rs. In Lacs - covered in Construction phase Operational and Maintenance cost (Rs. in Lacs/yr) – 0.4

20. RWH tanks - 142 CUM – UGT

21. No. of Pits & size - ----

22. Details of UGT tank (No. & capacity) -

Residential:

Domestic Tank UG= 205 Cum Flushing Tank UG=118 Cum

Commercial:Domestic Tank UG= 10 Cum Flushing Tank UG= 12 Cum

Fire Tank:

Fire Tank UG= 150 Cum

RWH Tank 142 Cum

23. CER Details - 1.5 % of project cost i.e. 1.7 Crores, Total Project Cost 113 .38 Crores

Deliberation:-

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 record.

During deliberation, committee observed that the proposal was earlier considered in 94th & 101st SEAC, wherein the superimposition of layout of the project on approved CZMP of 2011, along with adjacent details of project site were sought from PP, same were yet not submitted by PP. Therefore, committee decided to defer the proposal till the PP submit the superimposition of layout of the project on approved CZMP of 2011, along with adjacent details of project site.

DECISION OF SEAC

In view of above, the proposal is deferred and shall be appraised only after the compliance of above observations.

Specific Conditions by SEAC:

FINAL RECOMMENDATION

SEAC-II decided to defer the proposal.Kindly find SEAC decision above.