Agenda of 94th Meeting of State Expert Appraisal Committee-2 (SEAC-2)

SEAC Meeting number: 94 **Meeting Date** April 2, 2019

Subject: Environment Clearance for Amendment in EC and expansion for Proposed Four Seasons Residential tower, Commercial tower and Existing Hotel

Is a Violation Case: No

1.Name of Project	Amendment in EC and expansion for Proposed Four Seasons Residential tower, Commercial tower and Existing Hotel
2.Type of institution	Private
3.Name of Project Proponent	Mr. Adarsh Jatia
4.Name of Consultant	Building Environment India Pvt. Ltd.
5.Type of project	Building construction
6.New project/expansion in existing project/modernization/diversification in existing project	Amendment in Environmental Clearance and expansion
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	Environmental Clearance obtained on 20th October, 2011 vide Letter No.: SEAC-2010/CR.562/TC.2 Amendment In EC obtained on 26th July, 2013 vide Letter No.: SEAC-2010/CR.562/TC.2
8.Location of the project	C.S No: 1/136, 1H/136, 1I/136 Dr. E Moses Road, Worli, Mumbai 400018
9.Taluka	Mumbai
10.Village	Worli
Correspondence Name:	Mr. Adarsh Jatia
Room Number:	1/136
Floor:	27
Building Name:	Four Seasons
Road/Street Name:	Dr. E Moses Road
Locality:	Worli
City:	Mumbai
11.Area of the project	Municipal Corporation of Greater Mumbai
12.IOD/IOA/Concession/Plan Approval Number	Residential tower: EB/1518/GS/A dated 22/5/2006 Commercial tower: EB/8914/GS/A dated 30/08/2003
	IOD/IOA/Concession/Plan Approval Number: Residential tower: EB/1518/GS/A dated 22/5/2006 Commercial tower: EB/8914/GS/A dated 30/08/2003
	Approved Built-up Area: 10466.75
13.Note on the initiated work (If applicable)	EC was obtained in year 2011 followed by EC amendment in 2013. Construction for residential tower is in progress. Slab is constructed upto 34th floor. Construction of commercial tower is not yet started. Only excavation is done.
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	Not Applicable
15.Total Plot Area (sq. m.)	17243.43 sq.m
16.Deductions	862.17 sq.m
17.Net Plot area	Total: 16381.25 sq.m
18 (a).Proposed Built-up Area (FSI & Non-FSI)	**a) FSI area (sq. m.):** 65294.22
	b) Non FSI area (sq. m.): 71167.92
	c) Total BUA area (sq. m.): 136462.14
18 (b).Approved Built up area as per DCR	**Approved FSI area (sq. m.):** Residential tower: 10418.93 sq.m
	Approved Non FSI area (sq. m.): Residential tower: 18713.29 sq.m
	Date of Approval: 06-08-2018
19.Total ground coverage (m2)	5750.18
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	35.10
21.Estimated cost of the project	7570000000

22.Number of buildings & its configuration

Serial number	Building Name & number	Number of floors	Height of the building (Mtrs)
1	Commercial tower	40	153.18
2	Residential tower	62	260.6

23.Number of tenants and shops	Residential Flats: 60 nos. Commercial Offices: 28 nos.
24.Number of expected residents / users	Commercial tower: 4664 nos. Residential tower: 374 nos.
25.Tenant density per hectare	53.7 Tenants/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)	30.50 m RoW
28.Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	6 m
29.Existing structure (s) if any	Existing hotel building, Restaurant and Residential Tower (under construction)
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**	MCGM,tanker and recycled water
	Fresh water (CMD):	Residential tower: 40.0 Commercial tower: 160.0 (including 43 KLD for air conditioning) Total: 200.0
	Recycled water - Flushing (CMD):	Residential tower: 22.0 Commercial tower: 93.0 Total: 115.0
	Recycled water - Gardening (CMD):	Residential tower: 10.0 Commercial tower: 5.0 Total: 15.0
	Swimming pool make up (Cum):	Residential tower:7.0 KLD
	Total Water Requirement (CMD) :	Residential tower: 79.0 Commercial tower: 348.0 (including 90KLD for air conditioning) Total: 427.0
	Fire fighting - Underground water tank(CMD):	Residential tower: tank 1- 200 m3, tank 2-209 m3 Commercial tower: tank 1-200m3, Tank 2-115m3
	Fire fighting - Overhead water tank(CMD):	Residential tower: 50m3 Commercial tower: 25m3
	Excess treated water	Commercial tower: 0 KLD Residential tower: 18 KLD Total: 18 KLD
Wet season:	**Source of water**	MCGM, RWH and recycled water
	Fresh water (CMD):	Residential tower: 26.0 Commercial tower: 46.0 Total: 72.0
	Recycled water - Flushing (CMD):	Residential tower: 22.0 Commercial tower: 93.0 Total: 115.0
	Recycled water - Gardening (CMD):	0 KLD
	Swimming pool make up (Cum):	0 KLD
	Total Water Requirement (CMD) :	Residential tower: 48.0 Commercial tower: 241.0 (including 102 KLD for air conditioning) Total: 289.0
	Fire fighting - Underground water tank(CMD):	Residential tower: tank 1- 200 m3, tank 2-209 m3 Commercial tower: tank 1-200m3, Tank 2-115m3
	Fire fighting - Overhead water tank(CMD):	Residential tower: 50m3 Commercial tower: 25m3
	Excess treated water	Residential tower: 28.0 Commercial tower: 3.0 Total: 31.0 KLD
Details of Swimming pool (If any)	Area of Swimming pool: 105 m2 Volume of swimming pool: 126 m3 Area of kids pool: 11.52 m2 Volume of kids pool: 5.18 m3	

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:**	Ground level
	Size and no of RWH tank(s) and Quantity:	Commercial: one tank (84 m3) Residential: one tank (50 m3)
	Location of the RWH tank(s):	Commercial: in Basement 3 Residential: in basement 1
	Quantity of recharge pits:	Nil
	Size of recharge pits :	NA
	Budgetary allocation (Capital cost) :	Commercial: 5Lacs Residential: 5Lacs
	Budgetary allocation (O & M cost) :	Commercial: 0.05Lacs Residential: 0.05Lacs
	Details of UGT tanks if any :	Commercial RWH tank: 2.9*8.6*3.5 m Residential RWH tank: water level-2.05m
35.Storm water drainage	**Natural water drainage pattern:**	Drainage slope towards SW
	Quantity of storm water:	Commercial tower: 345.0 KLD Residential tower: 215.0 KLD
	Size of SWD:	300 mm dia
Sewage and Waste water	**Sewage generation in KLD:**	Commercial tower: 189.0 KLD Residential tower: 55.0 KLD
	STP technology:	MBBR
	Capacity of STP (CMD):	Commercial tower: 190KLD Residential tower: 60KLD
	Location & area of the STP:	Commercial tower: Basement 1, Residential tower: Basement 1
	Budgetary allocation (Capital cost):	Commercial tower: 80 Lacs Residential tower: 15 Lacs
	Budgetary allocation (O & M cost):	Commercial tower: 0.7 Lacs Residential tower: 0.05 Lacs
36.Solid waste Management		
Waste generation in the Pre Construction and Construction phase:	**Waste generation:**	1. Slab & core RCC Concrete =1200 m3@0.03% wastage=36 m3 2. Block work , Plaster, wall panel, Pop work =2000 m2@0.01%=20 m3 3. Finishing work, Carpentry work, & Interior work=1500m2 @0.01=15 m3 4. Breaking & Chipping work, Rework & Misc. Work = 4 M3 Total=75 m3/Month Debris waste Generation. 75 *1500=112500 kg/30 Days=3750 kg/day
	Disposal of the construction waste debris:	Used for leveling at site and excess hand over to authorized agency.
Waste generation in the operation Phase:	**Dry waste:**	Commercial tower: 560.0 kg/day Residential tower: 112 kg/day
	Wet waste:	Commercial tower: 373.0kg/day Residential tower: 75.0 kg/day
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	Commercial tower: 19 kg/day Residential tower: 5kg/day
	Others if any:	--

Mode of Disposal of waste:	**Dry waste:**	Will be handover to authorized vendor
	Wet waste:	Composting through OWC
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	Sludge will be treated in OWC and used as manure in gardening.
	Others if any:	NA
Area requirement:	**Location(s):**	Commercial tower: Basement 1 Residential tower: Basement 1
	Area for the storage of waste & other material:	Commercial: 45m2 Residential: 15m2
	Area for machinery:	Commercial: 37m2 Residential: 17m2
Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	Commercial tower: 10Lacs Residential tower: 10Lacs
	O & M cost:	Commercial tower: 0.3Lacs Residential tower: 0.3Lacs

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 :**	4390.32 Sq.m
	No of trees to be cut :	NA
	Number of trees to be planted :	62
	List of proposed native trees :	Kadamba, Indian Laurel Fig, Sweet Orange
	Timeline for completion of plantation :	Throughout 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	Bauhinia purpurea	Orchid	7	Moderate sized evergreen tree. The tree has ornamental value because of its gorgeous flowers.
2	Jacaranda mimosifolia	Jacaranda	8	Blue jacaranda is a small to medium sized tree and feathery foliage with light irregular crown. Jacaranda is mainly planted as an avenue plant
3	Grevillea robusta	Silk Oak	7	Large tree native to Australia and also grown as a street tree. It is valued for its graceful, feathery foliage and orange flower clusters at the ends of leafless branches
4	Ficus nitida	Indian Laurel Fig	5	Evergreen tree to 15 m (50 ft) or more in height, with a rounded dense crown, smooth gray bark, milky sap, and long, thin, dangling aerial roots. It is ornamental tree
5	Neolamarckia cadamba	Kadamba tree	25	Kadamba is a large, tall tree, with a straight cylindrical bole. Foliage consists of elliptic-oblong, shining, opposite, simple leaves. Trees shed large amounts of leaf and non-leaf litter, which on decomposition improve some physical and chemical properties of the soil under their canopy
6	Citrus sinensis	Sweet orange	10	Sweet orange is a small, shallow-rooted evergreen shrub or tree growing about 6 - 13 metres tall with an enclosed conical top and mostly spiny branches. It is mainly used for extraction and consumption of its fresh juice
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	NA	NA	NA

47.Energy

Power requirement:	**Source of power supply :**	BEST
	During Construction Phase: (Demand Load)	30kwh/month
	DG set as Power back-up during construction phase	2.5 kwh/Month
	During Operation phase (Connected load):	Commercial tower: 8193 kw Residential tower: 4661 kw
	During Operation phase (Demand load):	Commercial tower: 4814 kw Residential tower: 1577kw
	Transformer:	Commercial tower: 3*2000kva Residential tower: 2*1600kva
	DG set as Power back-up during operation phase:	Commercial tower: 3*1500kva Residential tower: 1*1500kva
	Fuel used:	HSD
	Details of high tension line passing through the plot if any:	NA

48.Energy saving by non-conventional method:

Commercial tower: 40KW (17.8%) saving by using solar panels
Residential tower: 40KW (7.1%) saving by using solar panels

49.Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
1	LED fixtures for external lighting	Residential tower: 0.36% Commercial tower: 1.1%
2	LED light fixtures for common area lighting	Residential tower: 1.10% Commercial tower: 1.31%
3	Group control or variable speed drive for elevators	Residential tower: 8.1% Commercial tower: 14.6%
4	LED fixtures for flat load	Residential tower: 6.3% Commercial tower: 0.0%

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:**	Commercial tower: 20.0L Residential tower: 15.0L
	O & M cost:	Commercial tower: 0.05L Residential tower: 0.05L

51.Environmental Management plan Budgetary Allocation

a) Construction phase (with Break-up):

Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)
1	Dust suppression	Water sprinkling	Commercial tower: 2.00 Residential tower: 2.00
2	EHS	Site sanitation, disinfection & Health check up	Commercial tower: 5.00 Residential tower: 5.00
3	Environmental monitoring	Ambient Air, Noise monitoring	Commercial tower: 2.00 Residential tower: 2.00

b) Operation Phase (with Break-up):

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	OWC	Solid waste management	Commercial tower: 10.0 Residential tower: 10.0	Commercial tower: 0.3 Residential tower: 0.3
2	STP	Sewage management	Commercial tower: 80.0 Residential tower: 20.0	Commercial tower: 0.7 Residential tower: 0.3
3	RWH	Water conservation	Commercial tower: 5.0 Residential tower: 5.0	Commercial tower: 0.05 Residential tower: 0.05
4	Solar panel	Energy conservation	Commercial tower: 20.0 Residential tower: 15.0	Commercial tower: 0.05 Residential tower: 0.05
5	Landscaping	Green belt development	Commercial tower: 470.5 Residential tower: 725	Commercial tower: 1.5 Residential tower: 2.0

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:	Two

Parking details:	**Number and area of basement:**	Commercial tower: 3 basements, Area:3505 sq.m Residential tower: 2 basements, Area: Basement 1-3071.5 sq.m Basement 2- 3014.51 sq.m
	Number and area of podia:	Commercial tower: 9 podia, Area: 2326.73 sq.m Residential tower: no podium
	Total Parking area:	Commercial tower: 3 basements + 9 podium Residential tower: 2 basements
	Area per car:	13.75 m2
	Area per car:	13.75 m2
	Number of 2-Wheelers as approved by competent authority:	Residential tower: 59 nos Commercial tower: 65 nos
	Number of 4-Wheelers as approved by competent authority:	Commercial tower: 873 nos. Residential tower: 121 nos.
	Public Transport:	NA
	Width of all Internal roads (m):	6 m
	CRZ/ RRZ clearance obtain, if any:	NA
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	NA
	Category as per schedule of EIA Notification sheet	8(a)
	Court cases pending if any	No
	Other Relevant Informations	NA
	Have you previously submitted Application online on MOEF Website.	No
	Date of online submission	-

SEAC DISCUSSION ON ENVIRONMENTAL ASPECTS

Environmental Impacts of the project	-
Water Budget	-
Waste Water Treatment	-
Drainage pattern of the project	-
Ground water parameters	-

Solid Waste Management	-
Air Quality & Noise Level issues	-
Energy Management	-
Traffic circulation system and risk assessment	-
Landscape Plan	-
Disaster management system and risk assessment	-
Socioeconomic impact assessment	-
Environmental Management Plan	-
Any other issues related to environmental sustainability	-

Brief information of the project by SEAC

PP Mr.Aadarsh Jatia was present during the meeting along with environmental consultant M/s. Building Environment India Pvt. Ltd.

PP informed that, the project under consideration is *proposed amendment in Environmental Clearance and expansion of* existing building construction. PP further stated that, the total plot area of the project is 17243.43 Sq.mt. having total construction area area 136462.14 Sq.mt. (FSI - 65294.22 sq.mt + NON FSI- 71167.92 sq.mt) and the building configuration is as follow-

Building Name & number	Number of floors	Height (Mtrs)
Commercial tower	40	153.18
Residential tower	62	260.6

It is noted that the project earlier considered in 87th Meeting held on 07-02-2019 and deferred with observation that prima facie there is change in building profile and building plans as PP has constructed 4 service floors & 2 fire check floors additionally and also number of tenements increased from 30 to 57. PP has requested time to submit related documents like Plan submitted to local planning authority, the architect certificate for building wise, floors& flat wise construction done on site and comparative statement for baseline i.e building wise profile, cross sections, area, height, approvals by local Authority to ascertain the violation, if any. Accordingly PP submitted the Compliance which was taken on record.

It is noted that, the Project has received Environmental clearance vide letter dated 26th July, 2013. 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

DECISION OF SEAC

on the record.

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

Specific Conditions by SEAC:

1) PP to submit the copy of civil aviation NoC for 199 mtr.
2) PP to submit dated Architect certificate addressing to committee regarding building wise construction (residential and commercial) as per EC, approvals from local Authority, actual construction done and proposed expansion.
3) PP to submit detailed note explaining reasoning for additionally constructed 4 service floors & 2 fire check floors which was not mentioned in accorded EC.
4) PP to submit wind analysis, shadow analysis,traffic analysis, light and ventilation analysis reports and measures to reduce heat island effect PP to submit Swept path analysis.
5) PP to submit explanatory note on parking.
6) PP to explain available foot print by comparing building plans now approved to earlier layout for which EC granted. Also to submit the both layout.
7) PP to provide wind barriers.

FINAL RECOMMENDATION

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

Agenda of 94th Meeting of State Expert Appraisal Committee-2 (SEAC-2)

SEAC Meeting number: 94 **Meeting Date** April 2, 2019

Subject: Environment Clearance for Proposed Expansion of Slum Rehabilitation Scheme (SRA) at C.S. No. 1(pt.), 2(pt.) and 3(pt.) of Lower Parel Division in G/South Ward at G.B. Sakpal Marg and Babu Kamalakant Singh Marg, Dhobighat, Satrasta, Mumbai-400011 for Shree Saibaba Nagar CHS (Prop.) & other 7 Societies by M/s. Omkar Realtors Projects Pvt Ltd.

Is a Violation Case: No

1.Name of Project	Proposed Expansion of Slum Rehabilitation Scheme (SRA) at C.S. No. 1(pt.), 2(pt.) and 3(pt.) of Lower Parel Division in G/South Ward at G.B. Sakpal Marg and Babu Kamalakant Singh Marg, Dhobighat, Satrasta, Mumbai-400011 for Shree Saibaba Nagar CHS (Prop.) & other 7 Societies by M/s. Omkar Realtors Projects Pvt Ltd.
2.Type of institution	Private
3.Name of Project Proponent	M/s Omkar Realtors Projects Pvt Ltd.
4.Name of Consultant	Building Environment India (Pvt.) Ltd.
5.Type of project	SRA scheme
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	Yes 9th August, 2017
8.Location of the project	Proposed Expansion of Slum Rehabilitation Scheme (SRA) at C.S.No. 1(pt.), 2(pt) and 3(pt.) of Lower Parel Division in G/South Ward at G.B. Sakpal Marg and Babu Kamalakant Singh Marg, Dhobighat, Satrasta, Mumbai-400011 for Shree Saibaba Nagar CHS (Prop.) & other 7 Societies
9.Taluka	Mumbai
10.Village	Dhobighat
Correspondence Name:	M/s Omkar Realtors Projects Pvt Ltd
Room Number:	NA
Floor:	6th Floor
Building Name:	Omkar House
Road/Street Name:	Opp. Sion- Chunnabhatti Signal
Locality:	Off Eastern Express Highway
City:	Sion (E)-400022 Mumbai, Maharashtra
11.Area of the project	Yes Municipal Corporation of Greater Mumbai
12.IOD/IOA/Concession/Plan Approval Number	SRA/ENG/2800/GS/ML/LOI dtd. 25.01.2018
	IOD/IOA/Concession/Plan Approval Number: SRA/ENG/2800/GS/ML/LOI dtd. 25.01.2018
	Approved Built-up Area: 163182.34
13.Note on the initiated work (If applicable)	Work has been initiated as per Prior Environmental clearance received dtd. 9th August, 2017
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	SRA/ENG/2800/GS/ML/LOI dtd. 25.01.2018
15.Total Plot Area (sq. m.)	42,542.79 Sq. m
16.Deductions	14,993.80 Sq.mt.
17.Net Plot area	27,548.99 Sq. m
18 (a).Proposed Built-up Area (FSI & Non-FSI)	**a) FSI area (sq. m.):** 1,63,182.34 sq. mt.
	b) Non FSI area (sq. m.): 2,82,189.60 sq. mt.
	c) Total BUA area (sq. m.): 445371
18 (b).Approved Built up area as per DCR	**Approved FSI area (sq. m.):** 1,63,182.34
	Approved Non FSI area (sq. m.): 2,82,189.60
	Date of Approval: 25-01-2018
19.Total ground coverage (m2)	15516.90 Sq. mt.

20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	56.06%
21.Estimated cost of the project	22390000000

22.Number of buildings & its configuration

Serial number	Building Name & number	Number of floors	Height of the building (Mtrs)
1	Rehab Bldg. No. 1	Gr. + 42nd Upper Floors	123.10
2	Rehab Bldg. No. 2	GR + 30th (Pt.) Floors	93.95
3	Tower 1 (South)	3 Basement + Gr.+ 1st to 6th Podium + 7th to 9th Amenity Floor + 1st to 63rd Upper Floor	247.40
4	Tower-2 (Central)	3 Basement + Gr.+ 1st to 6th Podium + 7th to 9th Amenity Floor + 1st to 42nd Upper Floor	178.35
5	Tower-3 (North)	3 Basement + Gr.+ 1st to 6th Podium + 7th to 9th Amenity Floor + 1st Upper Floor	39.60

23.Number of tenants and shops	Rehab Bldg. No. 1 Residential: 2037 nos. R/C: 05 nos. Commercial: 89 nos. Existing Amenities (Society office & Temple): 4 nos. BWS & PHC unit: 69 nos. Rehab Bldg. No. 2 Residential: 482 nos. R/C: 16 nos. BWS & PHC unit: 16 nos. Sale Building No. 1 (Tower 1, Tower 2 & Tower 3) Residential: 653 nos.
24.Number of expected residents / users	Rehab: 16600 nos. Sale: 3265 Nos. Total: 19865 Nos.
25.Tenant density per hectare	900.00 tenants 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)	42.60 m wide Sane Guruji Road, 30.48 m wide Dr. E. Mosses Road, 18.30 m J.R. Boricha Marg & 12.20 m wide G.B. Sakpal Marg
28.Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	7.5 m
29.Existing structure (s) if any	partly demolished slums
30.Details of the demolition with disposal (If applicable)	Existing slums partly 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

Dry season:	**Source of water**	M.C.G.M / RWH / STP Treated Sewage / Tanker (Swimming Pool makeup)
	Fresh water (CMD):	Rehab: 1193 Sale: 298 Total:1491
	Recycled water - Flushing (CMD):	Rehab: 628 Sale: 153 Total:781
	Recycled water - Gardening (CMD):	Rehab: 39 Sale: 8 Total:47
	Swimming pool make up (Cum):	Rehab: -- Sale: 46 Total: 46
	Total Water Requirement (CMD) :	Rehab: 1860 Sale: 505 Total:2365
	Fire fighting - Underground water tank(CMD):	Rehab 1: 2x200; Rehab 2: 200; Sale:200
	Fire fighting - Overhead water tank(CMD):	Rehab 1: 1x20; 1x30; Rehab 2: 10; Sale:10
	Excess treated water	Rehab: 872 Sale: 191 Total:1063
Wet season:	**Source of water**	M.C.G.M / RWH / STP Treated Sewage / Tanker (Swimming Pool makeup)
	Fresh water (CMD):	Rehab: 1193 Sale: 298 Total:1491
	Recycled water - Flushing (CMD):	Rehab: 628 Sale: 153 Total:781
	Recycled water - Gardening (CMD):	--
	Swimming pool make up (Cum):	Rehab: -- Sale: 46 Total: 46
	Total Water Requirement (CMD) :	Rehab: 1821 Sale: 497 Total:2318
	Fire fighting - Underground water tank(CMD):	Rehab 1: 2x200; Rehab 2: 200; Sale:200
	Fire fighting - Overhead water tank(CMD):	Rehab 1: 1x20; 1x30; Rehab 2: 10; Sale:10
	Excess treated water	Rehab: 911 Sale: 199 Total:1110
Details of Swimming pool (If any)	NA	

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:**	2 – 3 m below ground level
	Size and no of RWH tank(s) and Quantity:	Rehab Building no. 1: 1 no. of RWH Tanks of total capacity 171 cum Rehab Building no. 2: 1 no. of RWH Tank of capacity 69 cum Sale Building no. 1: Tower 1: 1 no. of RWH Tanks of capacity 135 cum Tower 2: 1 no. of RWH Tanks of capacity 117 cum Tower 3: 1 no. of RWH Tanks of capacity 135 cum
	Location of the RWH tank(s):	Rehab: Below Ground Sale: Basement 2
	Quantity of recharge pits:	NA
	Size of recharge pits :	NA
	Budgetary allocation (Capital cost) :	Rehab Building no. 1: 35 Lakhs Rehab Building no. 2: 14 Lakhs Sale Building no. 1: 20 Lakhs
	Budgetary allocation (O & M cost) :	Rehab Building no. 1: 3.5 Lakhs /annum Rehab Building no. 2: 1.4 Lakhs /annum Sale Building no. 1: 2.0 Lakhs/annum
	Details of UGT tanks if any :	--
35.Storm water drainage	**Natural water drainage pattern:**	The arrangement for disposal of SW through and from the plot as per the remarks of SW department, MCGM
	Quantity of storm water:	Total Runoff for Rehab 1: 0.21 Cum/sec, Total Runoff for Rehab 2: 0.12 Cum/sec, Total Runoff for Sale: 0.22 Cum/sec,
	Size of SWD:	Carrying capacity of drain – 0.281 Cum/sec
Sewage and Waste water	**Sewage generation in KLD:**	Rehab Building no. 1: 1345 KLD Rehab Building no. 2: 356 KLD Sale Building no. 1 (Tower 1, 2 & 3): 391 KLD
	STP technology:	MBBR
	Capacity of STP (CMD):	Rehab Building no. 1: 1 STP of capacity 1350 KLD Rehab Building no. 2: 1 STP of capacity 360 KLD Sale Building no. 1 (Tower 1, 2 & 3): 1 STP of capacity 400 KLD
	Location & area of the STP:	Rehab Building no. 1: Below Ground Rehab Building no. 2: Below Ground Sale Building no. 1 (Tower 1, 2 & 3): Basement 1
	Budgetary allocation (Capital cost):	Rehab Building no. 1: 1000Lakhs Rehab Building no. 2: 300Lakhs Sale Building no. 1: 600 Lakhs
	Budgetary allocation (O & M cost):	Rehab Building no. 1: 100 Lakhs /annum Rehab Building no. 2: 30 Lakhs /annum Sale Building no. 1: 60 Lakhs/annum

36.Solid waste Management

Waste generation in the Pre Construction and Construction phase:	**Waste generation:**	About 76577 cum of excavated materials will be generated. The project is a Slum Rehabilitation Scheme. Currently the land is partly covered by slum hutments. Large quantity of waste will be generated from the demolition activity. The total area to be demolished around 36,911.47 sq.mt.
	Disposal of the construction waste debris:	The areas has been designated for the temporary storage and after maximum utilization on site, remaining waste will be disposed as per C & D Waste Management Rule, 2016.
Waste generation in the operation Phase:	**Dry waste:**	Rehab Building no. 1: 2042 Kg/day Rehab Building no. 2: 498 Kg/day Sale Building no. 1 (Tower 1, 2 & 3): 673 Kg/day
	Wet waste:	Rehab Building no. 1: 3063 Kg/day Rehab Building no. 2: 747 Kg/day Sale Building no. 1 (Tower 1, 2 & 3): 1011 Kg/day
	Hazardous waste:	Not quantified at this stage
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	Rehab: 113 Kg/day Sale: 40 Kg/day

Mode of Disposal of waste:	**Dry waste:**	Shall be given to vendors
	Wet waste:	Shall be treated in OWC
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	Shall be used as manure
	Others if any:	Shall be given to vendors
Area requirement:	**Location(s):**	Rehab Building no. 1: Ground Rehab Building no. 2: Ground Sale Building no. 1 (Tower 1, 2 & 3): Ground
	Area for the storage of waste & other material:	--
	Area for machinery:	Rehab: 100 Sq.m Sale: 100 Sq.m
Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	Rehab Building no. 1: 100 Lakhs Rehab Building no. 2: 30 Lakhs Sale Building no. 1: 60 Lakhs
	O & M cost:	Rehab Building no. 1: 10 Lakhs/annum Rehab Building no. 2: 3.0 Lakhs/annum Sale Building no. 1: 6.0 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 :**	RG on ground- 3449.29 Sq.m. DP RG:2458.38 Sq.mt
	No of trees to be cut :	01
	Number of trees to be planted :	172
	List of proposed native trees :	Enclosed below
	Timeline for completion of plantation :	Till completion of 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	Pongamia pinnata	Karanj	16	Shady tree
2	Bauhinia racemosa	Apta	12	Small tree with small white flowers, butterfly host plant
3	Azadiracta indica	Neem	12	arge tree, good for roadside plantation
4	Anthocephallus cadamba	Kadamb	12	Shadt, large deciduous tree, fast growing graceful tree, ball shaped flowers
5	Cassia fistula	Bhava	08	Medium sized deciduous tree, beautiful yellow flowers, Butterfly host plant
6	Saraca asoka	Sita Ashoka	12	Shady tree with red yellow flowers
7	Mimusops elengi	Bakul	16	Shady tree, small white fragrant flowers
8	Michalia champaca	Son chapa	12	Medium sized evergreen tree, fragrant yellow flowers, butterfly host plant
9	Ficus retusa	Nandruk	12	Shady tree, good for roadside plantation
10	Butea monosperma	Palas	12	Medium sized deciduous tree. Beautiful orange flowers, Butterfly host plant
11	Albizia lebbeck	Shirish	12	Decidious tree
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	Kaner	10	--
2	White plumbago (Chitrak)	5	--
3	Kusar/Ran jai	8	--
4	Krushna kamal	10	--

47.Energy

Power requirement:	**Source of power supply :**	BEST
	During Construction Phase: (Demand Load)	100kVA
	DG set as Power back-up during construction phase	3x350 kVA
	During Operation phase (Connected load):	Rehab: 17794 KW Sale Building no. 1 (Tower 1, 2 & 3): 31695 KW
	During Operation phase (Demand load):	Rehab: 9436 KW Sale Building no. 1 (Tower 1, 2 & 3): 10282 KW
	Transformer:	--
	DG set as Power back-up during operation phase:	Rehab Building no. 1: 1*1250 kVA Rehab Building no. 2: 1*500 kVA Sale Building no. 1 (Tower 1, 2 & 3): Tower 1: 1*2500 kVA Tower 2: 1*2500 kVA Tower 3: 1*2000 kVA
	Fuel used:	HSD
	Details of high tension line passing through the plot if any:	NA

48.Energy saving by non-conventional method:

External lighting will be provided on solar

49.Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
1	Rehab Building no. 1	5%
2	Rehab Building no. 2	10%
3	Sale Building no. 1 (Tower 1, 2 & 3)	12.2%

50.Details of pollution control Systems

Source	Existing pollution control system	Proposed to be installed
Water	Not applicable	STP
Soil and Land	Not applicable	OWC

Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	Rehab Building no. 1: 110 Lakhs Rehab Building no. 2: 60 Lakhs Sale Building no. 1: 80 Lakhs
	O & M cost:	Rehab Building no. 1: 1.10 Lakhs/annum Rehab Building no. 2: 0.6 Lakhs/annum Sale Building no. 1: 0.8 Lakhs/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	Water Sprinkling System	0.8
2	Water Environment	Water for construction works and mobile toilets.	1.8

3	Noise Environment	Site Barricading	3.6
4	Land environment	Mobile STP	4.0
5	Socio- economic environment	Disinfection- pest control	0.24
6	Socio- economic environment	first aid facilities	0.36
7	Socio- economic environment	Health check up	2.2
8	Socio- economic environment	Personal protective equipment	2.0
9	Socio- economic environment	Personal protective equipment	2.0
10	External infrastructure	Laydown of sewerline upto municipal existing sewerline	2.00
11	--	--	--

b) Operation Phase (with Break-up):

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	RWH	Rehab Building 1	35	3.5
2	RWH	Rehab Building 2	14	1.4
3	RWH	Sale Building 1	20	2.0
4	OWC	Rehab Building 1	100	10
5	OWC	Rehab Building 2	30	3.0
6	OWC	Sale Building 1	60	6.0
7	STP	Rehab Building 1	1000	100
8	STP	Rehab Building 2	300	30
9	STP	Sale Building 1	600	60
10	Energy	Rehab Building 1	110	1.10
11	Energy	Rehab Building 2	60	0.6
12	Energy	Sale Building 1	80	0.8
13	Landscaping	NA	55.00	10.89

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:	42.60 m wide Sane Guruji Road, 30.48 m wide Dr. E. Mosses Road, 18.30 m J.R. Boricha Marg & 12.20 m wide G.B.Sakpal Marg
Parking details:	**Number and area of basement:**	Sale bldg. 1 – 3 nos. basement and area = 27700.16 sq.mt.
	Number and area of podia:	Sale bldg. 1 – 9 nos. podium = 92774.3 sq.mt.
	Total Parking area:	Rehab Building no. 1: 182 Nos. Rehab Building no. 2: 112 Nos. Sale Building no. 1 (Tower 1, 2 & 3): 958 Nos
	Area per car:	Basement: 32 m2 Podium: 28 m2
	Area per car:	Basement: 32 m2 Podium: 28 m2
	Number of 2-Wheelers as approved by competent authority:	Nil
	Number of 4-Wheelers as approved by competent authority:	Rehab Building no. 1: 182 Nos. Rehab Building no. 2: 112 Nos. Sale Building no. 1 (Tower 1, 2 & 3): 958 Nos.
	Public Transport:	NA
	Width of all Internal roads (m):	Min 6m
	CRZ/ RRZ clearance obtain, if any:	NA
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	NA
	Category as per schedule of EIA Notification sheet	8 b B
	Court cases pending if any	There are no court cases pending with respect to environmental compliance.
	Other Relevant Informations	--
	Have you previously submitted Application online on MOEF Website.	Yes
	Date of online submission	24-10-2017

TOR Suggested Changes

Consolidated Statement Point Number	Original Remarks	Submitted Changes

Subject:	Environment Clearance for Proposed amalgamated Slum Rehabilitation Scheme on plot bearing C.S. No. 1(pt),2(pt) & 3(pt) of lower parel Division, in G/South ward at G.B. Sakpal Marg and Sane Guruji Road, Dhobighat, Satrasta,Mumbai 400011 for "Shree Sai Baba Nagar SRA Co-op. Hsg. Soc. (Prop.) & other 7 societies. by M/s. Omkar Realtors Projects Pvt Ltd.	Proposed Expansion of Slum Rehabilitation Scheme (SRA) at C.S. No. 1(pt.), 2(pt.) and 3(pt.) of Lower Parel Division in G/South Ward at G.B. Sakpal Marg and Babu Kamalakant Singh Marg, Dhobighat, Satrasta, Mumbai-400011 for Shree Saibaba Nagar CHS (Prop.) & other 7 Societies by M/s. Omkar Realtors Projects Pvt Ltd.
1.Name of Project	Proposed amalgamated Slum Rehabilitation Scheme on plot bearing C.S. No. 1(pt), 2(pt) & 3(pt) of lower parel Division, in G/South ward at G.B. Sakpal Marg and Sane Guruji Road, Dhobighat, Satrasta, Mumbai 400011 for "Shree Sai Baba Nagar SRA Co-op. Hsg. Soc. (Prop.) & other 7 societies. by M/s. Omkar Realtors Projects Pvt Ltd.	Proposed Expansion of Slum Rehabilitation Scheme (SRA) at C.S. No. 1(pt.), 2(pt.) and 3(pt.) of Lower Parel Division in G/South Ward at G.B. Sakpal Marg and Babu Kamalakant Singh Marg, Dhobighat, Satrasta, Mumbai-400011 for Shree Saibaba Nagar CHS (Prop.) & other 7 Societies by M/s. Omkar Realtors Projects Pvt Ltd.
2.Type of institution	ToR	Private
6.New project/ expansion in existing project/modernization/ diversification in existing project	Amendment in approved Terms of Reference	Expansion
11.Area of the project	Municipal Corporation of Greater Mumbai	42,542.79
12.IOD/ IOA/ Concession/ Plan Approval Number	Rehab Building No.1: u/no. SRA/ENG./3253/GS/ML/AP dated 05.02.2018 Rehab Building No.2: u/no. SRA/ENG./3810/GS/ML/AP dated 14.06.2018 Sale Building No.1: u/no. SRA/ENG./3809/GS/ML/AP dated 104.06.2018 IOD/IOA/Concession/Plan Approval Number: Rehab Building No.1: u/no. SRA/ENG./3253/GS/ML/AP dated 05.02.2018 Rehab Building No.2: u/no. SRA/ENG./3810/GS/ML/AP dated 14.06.2018 Sale Building No.1: u/no. SRA/ENG./3809/GS/ML/AP dated 104.06.2018 Approved Built-up Area: 163182.34	SRA/ENG/2800/GS/ML/LOI dtd. 25.01.2018 Approved Built-up Area: 163182.34
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	Rehab Building No.1: u/no. SRA/ENG./3253/GS/ML/AP dated 05.02.2018 Rehab Building No.2: u/no. SRA/ENG./3810/GS/ML/AP dated 14.06.2018 Sale Building No.1: u/no. SRA/ENG./3809/GS/ML/AP dated 104.06.2018	SRA/ENG/2800/GS/ML/LOI dtd. 25.01.2018
16.Deductions	--	14,993.80
17.Net Plot area	--	27,548.99
18.(a) Proposed Built-up Area (FSI & Non-FSI)	FSI area (sq. m.): Non FSI area (sq. m.): Total BUA area (sq. m.):	FSI area (sq. m.): 1,63,182.34 Non FSI area (sq. m.): 2,82,189.60 Total BUA area (sq. m.): 4,45,371.94
18 (b). Approved Built up area as per DCR	Approved FSI area (sq. m.): -- Approved Non FSI area (sq. m.): -- Date of Approval: --	Approved FSI area (sq. m.): 1,63,182.34 Approved Non FSI area (sq. m.): 2,82,189.60 Date of Approval: 25.01.2018
19.Total ground coverage (m2)	27680.14	15516.90
26.Height of the building(s)	--	Rehab Bldg. No. 1:123.10 m Rehab Bldg. No. 2: 93.95 m Tower 1 (South): 247.40 m Tower-2 (Central): 178.35 m Tower-3 (North):39.60 m
29.Existing structure (s) if any	Nil	Partly slum area

30.Details of the demolition with disposal (If applicable)	--	Existing slums partly demolished
32. Total Water Requirement	--	--
Dry season	--	--
Source of water	M.C.G.M	M.C.G.M / STP Treated Sewage / Tanker (Swimming Pool makeup)
Fresh water (CMD):	1564.00	Rehab: 1193 Sale: 298 Total:1491
Recycled water - Flushing (CMD):	795.00	Rehab: 628 Sale: 153 Total:781
Recycled water - Gardening (CMD):	289.00	Rehab: 39 Sale: 8 Total:47
Swimming pool make up (Cum):	--	Rehab: -- Sale: 46 Total: 46
Total Water Requirement (CMD):	2648.00	Rehab: 1860 Sale: 505 Total:2365
Firefighting - Underground water tank (CMD)	--	Rehab 1: 2x200; Rehab 2: 200; Sale:200
Firefighting - Overhead water Tank (CMD)	--	Rehab 1: 1x20; 1x30; Rehab 2: 10; Sale:10
Excess treated water	872.00	Rehab: 872 Sale: 191 Total:1063
Wet season	--	--
Source of water	M.C.G.M	M.C.G.M / RWH / STP Treated Sewage / Tanker (Swimming Pool makeup)
Fresh water (CMD):	1564.00	Rehab: 1193 Sale: 298 Total:1491
Recycled water - Flushing (CMD):	795.00	Rehab: 628 Sale: 153 Total:781
Recycled water - Gardening (CMD):	--	--
Swimming pool make up (Cum):	--	Rehab: -- Sale: 46 Total: 46
Total Water Requirement (CMD):	2359.00	Rehab: 1821 Sale: 497 Total:2318
Firefighting - Underground water tank (CMD)	--	Rehab 1: 2x200; Rehab 2: 200; Sale:200
Firefighting - Overhead water Tank (CMD)	--	Rehab 1: 1x20; 1x30; Rehab 2: 10; Sale:10
Excess treated water	1161.00	Rehab: 910 Sale: 200; Total:1110
34. Rain Water Harvesting (RWH)	--	--
Level of the Ground water table:	2 – 3 m below ground level	2 – 3 m below ground level

Size and no of RWH tank(s) and Quantity:	Rehab Building no. 1: 1 no. of RWH Tanks of total capacity 171 cum Rehab Building no. 2: 1 no. of RWH Tank of capacity 69 cum Sale Building no. 1: Tower 1: 1 no. of RWH Tanks of capacity 130 cum Tower 2: 1 no. of RWH Tanks of capacity 105 cum Tower 3: 1 no. of RWH Tanks of capacity 121 cum	Rehab Building no. 1: 1 no. of RWH Tanks of total capacity 171 cum Rehab Building no. 2: 1 no. of RWH Tank of capacity 69 cum Sale Building no. 1: Tower 1: 1 no. of RWH Tanks of capacity 135 cum Tower 2: 1 no. of RWH Tanks of capacity 117 cum Tower 3: 1 no. of RWH Tanks of capacity 135 cum
36. Sewage and Waste water	--	--
Sewage generation in KLD	Rehab Building no. 1: 1345 KLD Rehab Building no. 2: 356 KLD Sale Building no. 1 (Tower 1, 2 & 3): 455 KLD	Rehab Building no. 1: 1345 KLD Rehab Building no. 2: 356 KLD Sale Building no. 1 (Tower 1, 2 & 3): 391 KLD
STP technology	MBBR	MBBR
No. and Capacity of STP	Rehab Building no. 1: 1 STP of capacity 1350 KLD Rehab Building no. 2:1 STP of capacity 360 KLD Sale Building no. 1 (Tower 1, 2 & 3): 1 STP of capacity 464 KLD	Rehab Building no. 1: 1 STP of capacity 1350 KLD Rehab Building no. 2: 1 STP of capacity 360 KLD Sale Building no. 1 (Tower 1, 2 & 3): 1 STP of capacity 400 KLD
37.Solid waste Management	--	--
Waste generation in the Pre-Construction and Construction phase:	--	--
Waste generation:	Shall be done as per debris management plan	About 76577 cum of excavated materials will be generated. The project is a Slum Rehabilitation Scheme. Currently the land is partly covered by slum hutments. Large quantity of waste will be generated from the demolition activity. The total area to be demolished around 36,911.47 sq.mt.
Disposal of the construction waste debris:	Shall be done as per debris management plan	The areas has been designated for the temporary storage and after maximum utilization on site, remaining waste will be disposed as per C & D Waste Management Rule, 2016.
Waste generation in the operation Phase:	--	--
Dry waste	Rehab Building no. 1: 2042 Kg/day Rehab Building no. 2: 498 Kg/day Sale Building no. 1 (Tower 1, 2 & 3): 673 Kg/day	Rehab Building no. 1: 2042 Kg/day Rehab Building no. 2: 498 Kg/day Sale Building no. 1 (Tower 1, 2 & 3): 673 Kg/day
Wet waste	Rehab Building no. 1: 3063 Kg/day Rehab Building no. 2: 747 Kg/day Sale Building no. 1 (Tower 1, 2 & 3): 1011 Kg/day	Rehab Building no. 1: 3063 Kg/day Rehab Building no. 2: 747 Kg/day Sale Building no. 1 (Tower 1, 2 & 3): 1011 Kg/day
Hazardous waste	NA	Not quantified at this stage
Biomedical waste (If applicable)	NA	--
STP Sludge	113 Kg/day	Rehab: 113 Kg/day Sale: 40 Kg/day
Others if any	--	--
Mode of Disposal of waste:	--	--
Dry waste	Shall be given to vendors	Shall be given to vendors
Wet waste	Shall be treated in OWC	Shall be treated in OWC
Hazardous waste	NA	NA
Biomedical waste (If applicable)	NA	NA

STP Sludge	Shall be used as manure	Shall be used as manure
Others if any	NA	Shall be given to vendors
Area requirement:	--	--
Location (s)	Rehab Building no. 1: Ground Rehab Building no. 2: Ground Sale Building no. 1 (Tower 1, 2 & 3): Ground	Rehab Building no. 1: Ground Rehab Building no. 2: Ground Sale Building no. 1 (Tower 1, 2 & 3): Ground
Area for the storage of waste & other material	--	--
Area for machinery	--	Rehab: 100 sq.m Sale: 100 sq.m
44. Green Belt Development	--	--
Total RG area	RG on ground- 3449.29 sq.m. DP RG:2458.38 sq.m.	RG on ground- 3449.29 sq.m. DP RG:2458.38 sq.m.
No of trees to be cut	07	01
Number of new trees to be planted:	172	172
List of proposed native trees:	Enclosed below	Enclosed below
Timeline for completion of plantation	Till completion of project	Till completion of project
48.Energy	--	--
Power requirement	--	--
Source of power supply:	BEST	BEST
During Construction Phase: (Demand Load)	100kVA	100kVA
DG set as Power back-up during construction phase	--	3x350 kVA
During Operation phase (Connected load):	Rehab: 17794 KW Sale Building no. 1 (Tower 1, 2 & 3): 49841 KW	Rehab: 17794 KW Sale Building no. 1 (Tower 1, 2 & 3): 31695 KW
During Operation phase (Demand load):	Rehab: 9436 KW Sale Building no. 1 (Tower 1, 2 & 3): 10282 KW	Rehab: 9436 KW Sale Building no. 1 (Tower 1, 2 & 3): 10282 KW
Transformer:	--	--
DG set as Power back-up during operation phase	Rehab Building no. 1: 1*1250 kVA Rehab Building no. 2: 1*500 kVA Sale Building no. 1 (Tower 1, 2 & 3): 3x2000 kVA each	Rehab Building no. 1: 1*1250 kVA Rehab Building no. 2: 1*500 kVA Sale Building no. 1 (Tower 1, 2 & 3): Tower 1: 1*2500 kVA Tower 2: 1*2500 kVA Tower 3: 1*2000 kVA
Fuel used:	HSD	HSD
Details of high-tension line passing through the plot if any:	NA	NA
49.Energy saving by non-conventional method:	--	External lighting will be provided on solar
50.Detail calculations & % of saving:	--	--

Energy Conservation Measures	--	By using LED Light In Common Area VFD For Lifts Highly efficient pump for Plumbing and STP Pumps External Lighting will be on Solar lighting system In Residential area Using combination of T5 along with BEE rated 3 Star equipments like Fan, AC, Geyser & other equipment. (Over all Savings)
Saving %	Rehab Building no. 1: 5% Rehab Building no. 2: 10% Sale Building no. 1 (Tower 1, 2 & 3): 12.2%	Rehab Building no. 1: 5% Rehab Building no. 2: 10% Sale Building no. 1 (Tower 1, 2 & 3): 0.5%
51.Details of pollution control Systems	--	--
Existing pollution control system	--	--
Source: Water	--	--
Sources : Soil & Land	--	--
Proposed to be installed	--	--
Source: Water	--	STP
Sources : Soil & Land	--	OWC
52.Environmental Management plan Budgetary Allocation	--	--
b) Operation Phase (with Break-up):	--	--
3 RWH Tanks	Capital cost Rs. in Lacs :R-1: 35, R-2: 14, S-1: 20; Operational and Maintenance cost (Rs. in Lacs/yr): R-1: 3.5, R-2: 1.4, S-1:0.2	Capital cost Rs. in Lacs :R-1: 35, R-2: 14, S-1: 20; Operational and Maintenance cost (Rs. in Lacs/yr): R-1: 3.5, R-2: 1.4, S-1:0.2
3 OWC	Capital cost Rs. in Lacs :R-1: 100, R-2: 30, S-1: 60; Operational and Maintenance cost (Rs. in Lacs/yr): R-1: 10, R-2: 3, S-1:6	Capital cost Rs. in Lacs :R-1: 100, R-2: 30, S-1: 60; Operational and Maintenance cost (Rs. in Lacs/yr): R-1: 10, R-2: 3, S-1:6
3 STP	Capital cost Rs. in Lacs :R-1: 1000, R-2: 300, S-1: 600; Operational and Maintenance cost (Rs. in Lacs/yr): R-1: 100, R-2: 30, S-1:60	Capital cost Rs. in Lacs :R-1: 1000, R-2: 300, S-1: 600; Operational and Maintenance cost (Rs. in Lacs/yr): R-1: 100, R-2: 30, S-1:60
Energy	Capital cost Rs. in Lacs :R-1: 110, R-2: 0.6, S-1: 0.8; Operational and Maintenance cost (Rs. in Lacs/yr): R-1: 1.10, R-2: 1.4, S-1:0.2	Capital cost Rs. in Lacs :R-1: 110, R-2: 0.6, S-1: 0.8; Operational and Maintenance cost (Rs. in Lacs/yr): R-1: 1.10, R-2: 1.4, S-1:0.2
Total	Capital cost Rs. in Lacs :R-1: 1245, R-2: 404, S-1: 760; Operational and Maintenance cost (Rs. in Lacs/yr): R-1: 114.6, R-2: 35, S-1:68.80	Capital cost Rs. in Lacs :R-1: 1245, R-2: 404, S-1: 760; Operational and Maintenance cost (Rs. in Lacs/yr): R-1: 114.6, R-2: 35, S-1:68.80
Landscaping	Capital cost Rs. in Lacs: 55.00; Operational and Maintenance cost (Rs. in Lacs/yr):10.89	Capital cost Rs. in Lacs: 55.00; Operational and Maintenance cost (Rs. in Lacs/yr):10.89
Total	Capital cost Rs. in Lacs: 2464; Operational and Maintenance cost (Rs. in Lacs/yr): 229.29	Capital cost Rs. in Lacs: 2464; Operational and Maintenance cost (Rs. in Lacs/yr): 229.29

SEAC DISCUSSION ON ENVIRONMENTAL ASPECTS

Summorised in brief information of Project as below.

Brief information of the project by SEAC

Representative of PP was present during the meeting along with environmental consultant M/s. Building Environment India (Pvt.) Ltd.

PP informed that, the project under consideration is *proposed Expansion in SRA scheme. PP further stated that, t*he total plot area of the project is 42,542.79 Sq.mt. having total construction area445371Sq.mt. (FSI - 1,63,182.34 sq.mt + NON FSI- 2,82,189.60 sq.mt) and the building configuration is as follow-

Building Name & number	Number of floors	Height (Mtrs)
Rehab Bldg. No. 1	Gr. + 42nd Upper Floors	123.10
Rehab Bldg. No. 2	GR + 30th (Pt.) Floors	93.95
Tower 1 (South)	3 Basement + Gr.+ 1st to 6th Podium + 7th to 9th Amenity Floor + 1st to 63rd Upper Floor	247.40
Tower-2 (Central)	3 Basement + Gr.+ 1st to 6th Podium + 7th to 9th Amenity Floor + 1st to 42nd Upper Floor	178.35
Tower-3 (North)	3 Basement + Gr.+ 1st to 6th Podium + 7th to 9th Amenity Floor + 1st Upper Floor	39.60

It is noted that the project earlier considered in 84th SEAC-2 meeting held on 07-01-2019 and granted ToR with some observations which PP has to comply with.

During the meeting PP informed that Total Built up Area has been increased from 1,86,541.08 sq. mtr to 4,45,371Sq.mt due to amalgamation of additional land parcel and

DECISION OF SEAC

Considering this, PP to come for amendment in ToR for full plot potential. PP agreed to this. In view of above, the proposal is deferred and shall be considered 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.

Agenda of 94th Meeting of State Expert Appraisal Committee-2 (SEAC-2)

SEAC Meeting number: 94 **Meeting Date** April 2, 2019

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.Area of the project	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

PP Mr Karan Bhat was present during the meeting along with environmental consultant M/s. Building Environment India pvt Ltd.

PP informed that, the project under consideration is *proposed Expansion of SRA scheme. PP further stated that, t*he total plot area of the project is 8323.550Sq.mt. having total construction area38424.551Sq.mt. (FSI - 12484.387 sq.mt + NON FSI 25940.164sq.mt) and the building configuration is as follow-

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

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

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

Specific Conditions by SEAC:

1) PP to upload letter authorising person to represent him in the meeting.
2) PP to superimpose the plot lay out on CRZ map to confirm plot falls in CRZ or not.
3) Committee noted that, plot is near to creek channel. PP to submit CRZ remarks& status of mangroves from CIDCO/Planning Authority.
4) PP to submit nalla remarks.

FINAL RECOMMENDATION

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

Agenda of 94th Meeting of State Expert Appraisal Committee-2 (SEAC-2)

SEAC Meeting number: 94 **Meeting Date** April 2, 2019

Subject: Environment Clearance for Proposed Expansion of Residential Project 'Rustomjee Crown' with MCGM Parking Lot" on property bearing F.P.No. 1043, (subdivided plot 'B') TPS IV of Mahim Div. Situated at Gokhale Road, (South) Dadar, Mumbai – 400 028. by M/s Real Gem Build Tech Pvt. Ltd.

Is a Violation Case: No

1.Name of Project	Proposed Expansion of Residential Project 'Rustomjee Crown' With MCGM Parking Lot
2.Type of institution	Private
3.Name of Project Proponent	M/s Real Gem Build Tech Pvt. Ltd.
4.Name of Consultant	M/s Enviro Analysts & Engineers Pvt. Ltd.
5.Type of project	Expansion of Residential Project 'Rustomjee Crown' With MCGM Parking Lot
6.New project/expansion in existing project/modernization/diversification in existing project	Expansion in existing project
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	EC received vide letter no SEAC 2010/CR-3/TC2 dated 07.04.2012 & dated 19.03.2012 for total construction area 3,21505.37 sqm & 64th SEIAA MoM dated 06.01.2014 for total construction area of 3,42,441.37 sqm.
8.Location of the project	Property bearing F.P.No. 1043, (subdivided plot 'B') TPS IV of Mahim Div. Situated at Gokhale Road, (South) Dadar, Mumbai – 400 028
9.Taluka	Worli
10.Village	Worli
Correspondence Name:	Mr. Chandresh D. Mehta
Room Number:	702
Floor:	-
Building Name:	Natraj
Road/Street Name:	M.V. Road Junction
Locality:	W.E. Highway
City:	Mumbai
11.Area of the project	MCGM (Municipal Corporation of Greater Mumbai)
12.IOD/IOA/Concession/Plan Approval Number	Concession Received from MCGM
	IOD/IOA/Concession/Plan Approval Number: Concession received vide letter no. EB /5070/GS/A dated 17.01.2019
	Approved Built-up Area: 125774.12
13.Note on the initiated work (If applicable)	1,55,925.91 sqm of total construction area is constructed on site as per EC received.
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	HRC -10/03/2017, CFO -12/01/2019, EETC- 17.01.2019, LOI -25.02.19
15.Total Plot Area (sq. m.)	24809.75
16.Deductions	1518.23
17.Net Plot area	23291.52
18 (a).Proposed Built-up Area (FSI & Non-FSI)	**a) FSI area (sq. m.):** 125774.12
	b) Non FSI area (sq. m.): 284725.90
	c) Total BUA area (sq. m.): 410500.02
18 (b).Approved Built up area as per DCR	**Approved FSI area (sq. m.):** 125774.12
	Approved Non FSI area (sq. m.): 284725.90
	Date of Approval: 17-01-2019
19.Total ground coverage (m2)	4076.50
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	16%
21.Estimated cost of the project	9520000000

22.Number of buildings & its configuration

Serial number	Building Name & number	Number of floors	Height of the building (Mtrs)
1	Tower -A	3B+Gr+68 upper floors (3B+G+12P +56 upper floors)	245.95
2	Tower -B	3B+Gr+68 upper floors (3B+G+12P +56 upper floors)	245.95
3	Tower -C	3B+Gr+65 upper floors (3B+G+11P+ 54 upper floors)	220.05
4	MCGM Parking (PPL)	3B+Gr.+2nd Podium(Pt.) floor in the above A, B & C wings	-

23.Number of tenants and shops	Residential- 708 nos.
24.Number of expected residents / users	Residential -4713 nos , PPL - 254 nos
25.Tenant density per hectare	285 Tenants/Hector
26.Height of the building(s)	
27.Right of way (Width of the road from the nearest fire station to the proposed building(s)	Access from 30.49 m .Gokhale road & 24.38 m. Sayani Road
28.Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	Minimum 9.00 m
29.Existing structure (s) if any	Existing Building is under construction on site as per EC Received
30.Details of the demolition with disposal (If applicable)	No demolition is involved.

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**	MCGM/ Treated water fom STP
	Fresh water (CMD):	425 KLD
	Recycled water - Flushing (CMD):	215 KLD
	Recycled water - Gardening (CMD):	60 KLD
	Swimming pool make up (Cum):	45 cum
	Total Water Requirement (CMD) :	700 KLD
	Fire fighting - Underground water tank(CMD):	300 Cum. (As per CFO NOC)
	Fire fighting - Overhead water tank(CMD):	100 Cum. per wing (As per CFO NOC)
	Excess treated water	262 KLD
Wet season:	**Source of water**	MCGM/ Treated water fom STP/ RWH
	Fresh water (CMD):	425 KLD
	Recycled water - Flushing (CMD):	215 KLD
	Recycled water - Gardening (CMD):	0
	Swimming pool make up (Cum):	45 cum
	Total Water Requirement (CMD) :	640 KLD
	Fire fighting - Underground water tank(CMD):	300 Cum. (As per CFO NOC)
	Fire fighting - Overhead water tank(CMD):	100 Cum. per wing (As per CFO NOC)
	Excess treated water	322 KLD
Details of Swimming pool (If any)	1 nos of lap pool and 1nos of lagoon pool are proposed	

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:**	1.85m to 3.30 m Blg
	Size and no of RWH tank(s) and Quantity:	5 nos of RWH tanks proposed of total capacity 320 cum (having 2 day holding capacity)
	Location of the RWH tank(s):	P5 & P6
	Quantity of recharge pits:	Nil
	Size of recharge pits :	Nil
	Budgetary allocation (Capital cost) :	Rs 61.00 Lakhs
	Budgetary allocation (O & M cost) :	Rs 3.00 Lakhs
	Details of UGT tanks if any :	Domestic tanks- 425 cum Flushing tanks- 215 cum Fire tanks – 300 cum RWH tanks-320 cum Location-Basement and Podium
35.Storm water drainage	**Natural water drainage pattern:**	Natural drainage pattern is towards the existing roads i.e West to east
	Quantity of storm water:	0.63 m3/sec
	Size of SWD:	300 mm Dia NP-2 Pipe -3 Nos, 450 mm Dia NP-2 Pipe-2 Nos
Sewage and Waste water	**Sewage generation in KLD:**	597 KLD
	STP technology:	MBBR
	Capacity of STP (CMD):	Residentail-600 KLD , PPL-20 KLD
	Location & area of the STP:	Location: Ground , Area of STP: 700 Sq.m.
	Budgetary allocation (Capital cost):	Rs 90.00 Lakhs
	Budgetary allocation (O & M cost):	Rs.10.00 Lakhs
36.Solid waste Management		
Waste generation in the Pre Construction and Construction phase:	**Waste generation:**	Excavated material, Cement Bags , Paint container (@20L), Scrap metal generated, Broken Tiles
	Disposal of the construction waste debris:	Excavated material Shall be used on site for backfilling and for internal roads. Excess shall be disposed to authorized landfills, Empty Cement bags to be handed over to recycler. Paint container (@20L) To be handed over to recycler. Scrap metal generated to be sold for recycling ,Broken tiles to be used for skirting. Broken pieces to be used for china mosaic waterproofing of terraces
Waste generation in the operation Phase:	**Dry waste:**	987 Kg/day
	Wet waste:	1433 Kg/day
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	38 Kg
	Others if any:	E- waste will be handed over to authorized MPCB dealers

Mode of Disposal of waste:	**Dry waste:**	To be hand over to Local Recyclers for recycling
	Wet waste:	To be processed in the OWC. Manure obtained shall be used for landscaping / Gardening, Excess manure shall be sold to nearby end users.
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	To be used as a manure
	Others if any:	E- waste will be handed over to authorized MPCB dealers
Area requirement:	**Location(s):**	P-6 level
	Area for the storage of waste & other material:	91 Sq.m.
	Area for machinery:	16 Sq.m.
Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	Rs.35.00 Lakhs
	O & M cost:	Rs .3.00 Lakhs

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 :**	Total RG Provided -12055.60 sqm.(1251.65 sqm on ground +10803.95 sqm on podium)
	No of trees to be cut :	17 nos.
	Number of trees to be planted :	350 nos.
	List of proposed native trees :	Enlisted below
	Timeline for completion of plantation :	by the end of construction phase

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	Plumeria alba	Chapha	25	Ornamental
2	Plumeria rubra	Deo chapha	33	Ornamental
3	Michelia champaca	Son chapha	21	Ornamental
4	Cordyline australis	Club Palm	30	Ornamental
5	Bauhinia blakeana	Kanchan	29	Ornamental
6	Lagerstroemia speciosa	Taman	23	Ornamental
7	Areca catechu	Betel Palm	25	Ornamental
8	Sesbania grandiflora	Grandifolia	21	Ornamental
9	Caryota urens	Solitary Fish tail Palm	22	Ornamental
10	Nyctanthes arbor tristis	Parijat	20	Ornamental
11	Filicium decipiens	Fern Tree	18	Ornamental
12	Cordia sebastena	Lal lasoda	23	Ornamental
13	Brownea coccinea	Scarlet Flame Bean	19	Ornamental
14	Hyophorbe lagenicaulis	Champagne Palm tree	41	Ornamental
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	Adhatoda Vasica	2.5 sqm	6 sqm
2	Allamanda cathartica	2.5 sqm	6 sqm
3	Bougainvillea glabra	2.5 sqm	6 sqm
4	Cassia auriculata	2.5 sqm	6 sqm
5	Galphimia gracilius	2.5 sqm	6 sqm
6	Leucas aspera	2.5 sqm	6 sqm
7	Blue plumbago	2.5 sqm	6 sqm
8	Hamelia Patens	2.5 sqm	6 sqm
9	Tecoma capensis	2.5 sqm	6 sqm
10	Tabernaemontana Coronaria	2.5 sqm	6 sqm

11	Ziziphus mauritiana	2.5 sqm	6 sqm
12	Vitex Negundo	2.5 sqm	6 sqm

47.Energy

Power requirement:	**Source of power supply :**	TATA
	During Construction Phase: (Demand Load)	850 kW
	DG set as Power back-up during construction phase	100 kVA
	During Operation phase (Connected load):	21382 kW
	During Operation phase (Demand load):	10451 kW
	Transformer:	3 Nos CSS
	DG set as Power back-up during operation phase:	Residential - 1500 KVA x 2 Nos, PPL- 750 KVA x 1 Nos
	Fuel used:	HSD
	Details of high tension line passing through the plot if any:	NA

48.Energy saving by non-conventional method:

Solar Water Heating
Photo Voltaic(PV) panels for Common area and Landscape,solar light with LED fixture
APFC panel to improve power factor
Lift system on VFD

49.Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
1	Total Energy Saving	18%

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 200.00 Lakh
	O & M cost:	Rs 20.00 Lakh

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	Water Sprinkling, Green Belt Development, Covered storage	18.00

2	Noise Environment	Noise Baricades and Green Belt	7.00
3	Water Environment	Modular STP , Drainage with sedimentation tanks	6.00
4	Environmental Monitoring	Air,water,noise & soil monitoring	1.50
5	Sanitation	Disinfection & Health Care	3.00
6	Land Environment	Site Sanitation	1.00

b) Operation Phase (with Break-up):

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	Waste water management	STP	90.00	10.00
2	Solid Waste Management	OWC	35.00	3.00
3	Green Belt development	Landscaping	300	15.00
4	Rain water harvesting	Rain water harvesting tank	61.00	3.00
5	Energy conservation	solar panels, energy efficient fixtures	200.00	20.00

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:	4 nos entry/Exit (Access from 30.49 m .Gokhale road & 24.38 m. Sayani Road)

Parking details:	**Number and area of basement:**	3 Basements-50,803.67 sq.mt.
	Number and area of podia:	12 podiums -71,855.00 sq.mt.
	Total Parking area:	1,22,658.67 sqm
	Area per car:	35 Sq.m
	Area per car:	35 Sq.m
	Number of 2-Wheelers as approved by competent authority:	--
	Number of 4-Wheelers as approved by competent authority:	Residential- 2053 nos PPL- 1058 nos Total-3111 nos
	Public Transport:	--
	Width of all Internal roads (m):	All internal driveways are minimum 6.00 m wide
	CRZ/ RRZ clearance obtain, if any:	Not applicable
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	Not applicable
	Category as per schedule of EIA Notification sheet	8(b) B1
	Court cases pending if any	Not applicable
	Other Relevant Informations	Project was issued ToR in the 50th (Part B) SEAC -II meeting item no. 298 for construction area of 4,53,057.90 sqm dated 20.09.2016
	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

PP Mr. Irani was present during the meeting along with environmental consultant: M/s Enviro Analysts & Engineers Pvt. Ltd.

PP informed that, the project under consideration is *proposed Expansion of Residential Project 'Rustomjee Crown' With MCGM Parking Lot in existing project. PP further stated that,* the total plot area of the project is 24809.75 Sq.mt. having total construction area area 410500.02 Sq.mt. (FSI - 125774.12 Sq.mt. + NON FSI- 284725.90 Sq.mt.) and the building configuration is as follow-

Building Name & number	Number of floors	Height (Mtrs)
Building -A	3B+G+11P +12th Stilt Floor+13th Service Floor+50 Residential Floor+3 service floors +3 fire check floors	245.95
Building -B	3B+G+11P +12th Stilt Floor+13th Service Floor+50 Residential Floor+3 service floors +3 fire check floors	245.95
Building -C	3B+G+9P+ 10th & 11th fitness centre+12th Service Floor+50 Residential Floor+3 service floors	220.05
MCGM Parking (PPL)	Parking is restricted to 3B+Gr.+2nd Podium floor in the above A, B & C wings	

It is noted that ToR has been sanctioned for the project in 50th meeting held on 20/09/2016 for total built up area 4,53,057.90 Sq.mt.

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 (B1) category of EIA Notification, 2006. Consolidated statements, synopsis of compliances, form 1, 1A, presentation & plans submitted are taken on the

DECISION OF SEAC

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

Specific Conditions by SEAC:

1) PP to submit dated Architect certificate addressing to committee regarding building wise construction done on site.
2) PP to submit Hon'ble Court Judgement/Order regarding provision of RG and relevant provision in DCR 2034.
3) PP to submit structural stability report.
4) PP to submit note on mitigation measures for noise pollution.
5) PP to submit CER of 0.75 %prescribed by MoEF&CC circular dated 1.5.2018 relevant to the area and people around the project. The specific activities to be undertake under CER to be get approved from collector/ local body or Environment Department.

FINAL RECOMMENDATION

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

Agenda of 94th Meeting of State Expert Appraisal Committee-2 (SEAC-2)

SEAC Meeting number: 94 **Meeting Date** April 2, 2019

Subject: Environment Clearance for Proposed Redevelopment Of Property Situated At F. P. No. 482 Of TPS IV Mahim Division, Bhavani Shankar Road, Known As Padhyewadi, In G/N Ward, Dadar, Mumbai – 400 028.

Is a Violation Case: No

1.Name of Project	Proposed Redevelopment Of Property
2.Type of institution	Private
3.Name of Project Proponent	Karwa and Kewal Kiran Realtors (AOP)
4.Name of Consultant	Fine Envirotech Engineers
5.Type of project	Housing Project - Redevelopment Type
6.New project/expansion in existing project/modernization/diversification in existing project	Expansion In Existing Project
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	Environmental Clearance is obtained from Environment Department, Government of Maharashtra dated: 4/3/2015. SEAC-2013/CR-428/TC-1
8.Location of the project	F. P. No. 482 of TPS IV Mahim Division, Bhavani Shankar Road, Padhyewadi, in G/N Ward, Dadar, Mumbai – 400 028
9.Taluka	Mumbai
10.Village	NA
Correspondence Name:	Karwa and Kewal Kiran Realtors (AOP)
Room Number:	Unit no: 202
Floor:	2nd Floor
Building Name:	Cello Triumph
Road/Street Name:	I.B. Patel Road
Locality:	Near Western Express Highway, Goregaon (E).
City:	Mumbai
11.Area of the project	Municipal Corporation of Greater Mumbai
12.IOD/IOA/Concession/Plan Approval Number	Modified DCR 33(7) Dated:14/8/2013. CHE/City/0516/G/N/337(New) .Old No.EB/6411/GN/A
	IOD/IOA/Concession/Plan Approval Number: CHE/City/0516/G/N/337(New). Old No.EB/6411/GN/A
	Approved Built-up Area: 18218.91
13.Note on the initiated work (If applicable)	Work started as per Environmental clearance obtained dated: 4/3/2015.
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	CHE/City/0516/G/N/337(New). Old No.EB/6411/GN/A
15.Total Plot Area (sq. m.)	4,745.85 sq.mt.
16.Deductions	370.07 sq.mt.
17.Net Plot area	4,375.78 sq.mt.
18 (a).Proposed Built-up Area (FSI & Non-FSI)	**a) FSI area (sq. m.):** 18,218.91 sq.mt.
	b) Non FSI area (sq. m.): 18,468.56 sq.mt.
	c) Total BUA area (sq. m.): 36687.47
18 (b).Approved Built up area as per DCR	**Approved FSI area (sq. m.):** 18,218.91 sq.mt.
	Approved Non FSI area (sq. m.): 18,468.56 sq.mt.
	Date of Approval: 21-05-2018
19.Total ground coverage (m2)	2,820.56 sq.mt.
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	64.45 %
21.Estimated cost of the project	600000000

22.Number of buildings & its configuration

Serial number	Building Name & number	Number of floors	Height of the building (Mtrs)
1	Rehab Building	Basement + Stilt Floor+1st To 22nd (Rehab) Upper Floors (8th and 5th Refuge Floor)	69.65
2	Sale Building	Basement Floor +Ground (Rehab) Floor +1st (Rehab) Floor + 2nd, 3rd and 4th Podium Floors +5th Stilt Floor/ Service Floor + 6th To 20th (Sale) Floors (7th and 14th Refuge Floors)	69.95

23.Number of tenants and shops	Total Rehab (Cess+ Non cess) Shops-67 Units Total Rehab (Cess +Non Cess Tenement 63 Units Total (Mhada) Tenement 42 Units Total Sale Tenement 54 Units Other – 1 Big School, 1 Small School
24.Number of expected residents / users	1356 nos.
25.Tenant density per hectare	600 Tenement /Hector
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 m Wide Bhawani Shankar Road
28.Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	6.12 m to 11.00 m
29.Existing structure (s) if any	Seven cess existing structures and few other non cess structures
30.Details of the demolition with disposal (If applicable)	Debris disposal as rules and regulations of debris management

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**	MCGM Water Supply
	Fresh water (CMD):	83
	Recycled water - Flushing (CMD):	50
	Recycled water - Gardening (CMD):	4
	Swimming pool make up (Cum):	NA
	Total Water Requirement (CMD) :	137
	Fire fighting - Underground water tank(CMD):	Rehab - 100 cum and Sale - 100 cum
	Fire fighting - Overhead water tank(CMD):	Rehab - 25 cum and Sale - 25 cum
	Excess treated water	56
Wet season:	**Source of water**	MCGM Water Supply
	Fresh water (CMD):	83
	Recycled water - Flushing (CMD):	50
	Recycled water - Gardening (CMD):	Nil
	Swimming pool make up (Cum):	NA
	Total Water Requirement (CMD) :	133
	Fire fighting - Underground water tank(CMD):	Rehab - 100 cum and Sale- 100 cum
	Fire fighting - Overhead water tank(CMD):	Rehab - 25 cum and Sale - 25 cum
	Excess treated water	60
Details of Swimming pool (If any)	NA	

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:**	1.50 m - 4.0 m depth
	Size and no of RWH tank(s) and Quantity:	2 nos of RWH tank of total capacity 66 cum (One for sale building with 52 kld capacity and one for rehab building with 14 kld capacity)
	Location of the RWH tank(s):	Ground
	Quantity of recharge pits:	NA
	Size of recharge pits :	NA
	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 - Rehab -44 cum and Sale -32 cum Flushing water tank - Rehab - 23 cum and Sale - 21 cum Fire fighting water tank- Rehab - 100 cum and Sale - 100 cum
35.Storm water drainage	**Natural water drainage pattern:**	As per contour
	Quantity of storm water:	Total Discharge For Sale Q - 0.066 m3/sec, For Rehab Q - 0.011 m3/sec
	Size of SWD:	Proposed Drain Channel - 0.30 m for eac Rehab and Sale Building
Sewage and Waste water	**Sewage generation in KLD:**	123 kld (77 kld for Rehab and 46 kld for Sale)
	STP technology:	Moving Bed Bioreactor (MBBR)
	Capacity of STP (CMD):	80 kld for Rehab and 50 kld for Sale
	Location & area of the STP:	For Rehab - Basement and For Sale - Ground
	Budgetary allocation (Capital cost):	Rs. 32 Lakhs
	Budgetary allocation (O & M cost):	Rs. 5 Lakhs /annum
36.Solid waste Management		
Waste generation in the Pre Construction and Construction phase:	**Waste generation:**	Preconstruction debris and excavated materials.
	Disposal of the construction waste debris:	Disposal as rules and regulations of debris management
Waste generation in the operation Phase:	**Dry waste:**	257 kg/day
	Wet waste:	281 kg/day
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	13 kg
	Others if any:	NA

Mode of Disposal of waste:	**Dry waste:**	Dry wastes will be handed over to authorised agency /recycler.
	Wet waste:	Wet waste will be processed in the organic waste converter and manure generated shall be used for gardening purposes.
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	Used as manure for gardening.
	Others if any:	NA
Area requirement:	**Location(s):**	Ground
	Area for the storage of waste & other material:	45 sq.mt.
	Area for machinery:	24 sq.mt.
Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	Rs. 6 Lakhs
	O & M cost:	Rs. 2 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 :**	428.19 sq.mt.
	No of trees to be cut :	NA
	Number of trees to be planted :	15 nos.
	List of proposed native trees :	Apta, Bhava, Sita Ashoka, Mango
	Timeline for completion of plantation :	2 Years

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	Bauhinia racemosa	Apta	5	Small tree with small white flowers, butterfly host plant
2	Cassia fistula	Bhava	5	Medium sized deciduous tree, beautiful yellow flowers, Butterfly host plant
3	Saraca asoka	Sita Ashoka	3	Shady tree with red yellow flowers
4	Magnifera indica	Mango	2	Fruits bearing tree
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	NA	NA	NA

47.Energy

Power requirement:	**Source of power supply :**	BEST Electricity Supply
	During Construction Phase: (Demand Load)	200 KW
	DG set as Power back-up during construction phase	180 KVA
	During Operation phase (Connected load):	1036 KW
	During Operation phase (Demand load):	676 KW
	Transformer:	1 x 1281
	DG set as Power back-up during operation phase:	Sale Building - 180 KVA and Rehab Building - 180 KVA
	Fuel used:	Diesel
	Details of high tension line passing through the plot if any:	NA

48.Energy saving by non-conventional method:

- Solar lighting (for landscape /Drive way)
- Energy efficient T5lights (Parking)
- LED lights for lobby/staircase with 60 % on solar
- VFD's on lift
- lifts regenerative type.
- VFD's on ventilation fans
- Solar hot water system.

49.Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
1	Solar lighting (for landscape /Drive way), Energy efficient T5lights (Parking), LED lights for lobby/staircase with60 % on solar, VFD's on lift, lifts regenerative type, VFD's on ventilation fans, Solar hot water system.	21 %

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. 90 Lakhs
	O & M cost:	Rs. 14 Lakhs /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 and Noise	Site Barricading and Dust Control Measures	6
2	Water	Tanker Water For Construction And Waste Water Management	4
3	Solid waste	Construction Waste Management	3
4	Occupation Health and safety	Health Checkup of Workers, Disinfection at Site, First Aid Facility, Personal Protective Equipment	4
5	Environmental Monitoring	Air, Noise, Water, Biological	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	Environmental Monitoring	Air, Noise, Water, Biological	10	04
2	Sewage treatment plant	MBBR Technology	32	05
3	Rainwater harvesting system	RWH tank	20	01

4	Solid Waste Management	OWC, Manpower and colored dustbins	06	02
5	Green Belt Development	Tree plantation	05	02
6	Energy Saving Measures	Use of energy efficient lights and use of solar energy	90	14

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:	2 nos.
Parking details:	**Number and area of basement:**	1 Basement in Rehab building and 1 Basement in Sale building for services area of 831.64 sq.mt.
	Number and area of podia:	Number of Podium - 3 nos in Sale Buildings, Area 9555.02 sq.mt.
	Total Parking area:	9555.02 sq.mt.
	Area per car:	55.88 sq.mt.
	Area per car:	55.88 sq.mt.
	Number of 2-Wheelers as approved by competent authority:	NA
	Number of 4-Wheelers as approved by competent authority:	171 nos. (LMV) + 1 no. Bus Parking
	Public Transport:	NA
	Width of all Internal roads (m):	6.12 m to 11.00 m
	CRZ/ RRZ clearance obtain, if any:	NA
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	15 km

	Category as per schedule of EIA Notification sheet	Schedule - 8a, Category - B2
	Court cases pending if any	NA
	Other Relevant Informations	NA
	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

PP was present during the meeting along with environmental consultant M/s. Fine Envirotech Engineers.

PP informed that, the project under consideration is *Housing Project - Redevelopment Type. PP further stated that,* total construction area area is 36597.75 sq mtr and not 38424.551 Sq.mt.as reported in CSand the building configuration is as follow

Building Name & number	Number of floors	Height (Mtrs)
Rehab Building	Basement + Stilt Floor+1st To 22nd (Rehab) Upper Floors (8th and 5th Refuge Floor)	69.65
Sale Building	Basement Floor +Ground (Rehab) Floor +1st (Rehab) Floor + 2nd, 3rd and 4th Podium Floors +5th Stilt Floor/ Service Floor + 6th To 20th (Sale) Floors (7th and 14th Refuge Floors)	69.95

PP stated that, the project has been obtained Environmental Clearance vide letter dated 4/3/2015 and the total Construction area of the project was **33,994.52 sq.mt.** The project initially comprised of 2 buildings (1 Rehab +1 Sale) amounting total 220 tenements (62 shops + 1 Residential Flats). PP further stated that, now additional 6 tenements are introduced (5 Shops + 1 Residential Flat) in the project. Therefore,the construction area now is **36,597.75 sq.mt. (**7.7% of the earlier sanctioned Construction Area).

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.

DECISION OF SEAC

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

Specific Conditions by SEAC:

1) PP to submit dated Architect certificate addressing to committee regarding building wise construction carried out on site as per EC.
2) PP to submit building configuration details regarding increase in Non-FSI with reasoning and to revise CS accordingly.
3) PP to submit undertaking that there is no change in plinth attaching copy of approvals from local Authority.
4) PP to submit cross sections of earlier and proposed buildings.
5) PP to submit MHADA approval regarding area to be given to MHADA.

FINAL RECOMMENDATION

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

Agenda of 94th Meeting of State Expert Appraisal Committee-2 (SEAC-2)

SEAC Meeting number: 94 **Meeting Date** April 2, 2019

Subject: Environment Clearance for Expansion and Amendment in EC for "RUNWAL INFINITY" at Village-Nahur, Mulund west, Mumbai – 400080

Is a Violation Case: No

1.Name of Project	"RUNWAL INFINITY"
2.Type of institution	Private
3.Name of Project Proponent	M/s. RUNWAL CONSTRUCTIONS
4.Name of Consultant	M/s. Ultra-Tech
5.Type of project	Housing project
6.New project/expansion in existing project/modernization/diversification in existing project	Expansion and Amendment in EC
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	This project has received Environmental Clearance File No. 21-258/ 2006-IA.III dated 16.11.2006
8.Location of the project	Plot bearing C.T.S. Nos. 544 & 544/1 of Village-Nahur, Mulund west, Mumbai – 400080
9.Taluka	Kurla
10.Village	Nahur
Correspondence Name:	M/s. RUNWAL CONSTRUCTIONS
Room Number:	--
Floor:	5th Floor
Building Name:	Runwal & Omkar Esquare
Road/Street Name:	Off. Eastern Express Highway
Locality:	Opp. Sion Chunabhatti Signal, Sion (E)
City:	Mumbai – 400022
11.Area of the project	Municipal Corporation of Greater Mumbai (M.C.G.M.)
12.IOD/IOA/Concession/Plan Approval Number	Concession application no. CE/4815/BPES/AT approved on 29.06.2018; Approved letter no. CE/4882/BPES/AT & plan dated 26-11-2015
	IOD/IOA/Concession/Plan Approval Number: CE/4882/BPES/AT
	Approved Built-up Area: 26231.43
13.Note on the initiated work (If applicable)	Total constructed work on site till date (FSI + Non FSI): 25,238.78 Sq.mt.
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	--
15.Total Plot Area (sq. m.)	24,406.20 Sq.mt.
16.Deductions	1,107.62 Sq.mt.
17.Net Plot area	23,298.58 Sq.mt.
18 (a).Proposed Built-up Area (FSI & Non-FSI)	**a) FSI area (sq. m.):** 67,144.65 Sq.mt.
	b) Non FSI area (sq. m.): 79,799.40 Sq.mt.
	c) Total BUA area (sq. m.): 146944.05
18 (b).Approved Built up area as per DCR	**Approved FSI area (sq. m.):** 26,231.43 Sq. mt. as per approved plan dated 26-11-2015
	Approved Non FSI area (sq. m.): 23,385.22 Sq. mt. as per approved plan dated 26-11-2015
	Date of Approval: 26-11-2015
19.Total ground coverage (m2)	14,455.98 Sq. mt.
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	52%
21.Estimated cost of the project	4350000000

22.Number of buildings & its configuration

Serial number	Building Name & number	Number of floors	Height of the building (Mtrs)
1	Building 1	Ground + 2 Podium + Stilt + 23 Floors	89.60
2	Building 2	Basement + Ground + 2 Podium + Stilt + 46 Floors	174.65
3	Building 3	Ground + 2 Podium + Stilt + 23 Floors	89.60
4	Building 4	Basement + Ground + 2 Podium + Stilt + 19 Floors	84.45
5	Building 5	Basement + Ground + 2 Podium + Stilt + 46 Floors	174.65
6	Club House	Ground + 1 Floor	8.00
7	Buildable Amenity	Ground + 3 Floor (To be handed over to M.C.G.M.)	15.75

23.Number of tenants and shops	Flats: 818 nos.
24.Number of expected residents / users	~ 4090 nos.
25.Tenant density per hectare	391/ hectors
26.Height of the building(s)	
27.Right of way (Width of the road from the nearest fire station to the proposed building(s)	32.00 mt. Wide Lal Bahadur Shastri Marg
28.Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	9.00 mt.
29.Existing structure (s) if any	Part construction completed as per EC received.
30.Details of the demolition with disposal (If applicable)	Constructed Bldg. No. 2 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

Dry season:	**Source of water**	M.C.G.M/ Tanker water for Swimming pool make up
	Fresh water (CMD):	368 KLD
	Recycled water - Flushing (CMD):	184 KLD
	Recycled water - Gardening (CMD):	38 KLD
	Swimming pool make up (Cum):	3 KLD
	Total Water Requirement (CMD) :	593 KLD
	Fire fighting - Underground water tank(CMD):	500 KL
	Fire fighting - Overhead water tank(CMD):	80 KL
	Excess treated water	209 KLD
Wet season:	**Source of water**	M.C.G.M/ Tanker water for Swimming pool make up/ Partly by RWH
	Fresh water (CMD):	368 KLD
	Recycled water - Flushing (CMD):	184 KLD
	Recycled water - Gardening (CMD):	NA
	Swimming pool make up (Cum):	3 KLD
	Total Water Requirement (CMD) :	555 KLD
	Fire fighting - Underground water tank(CMD):	500 KL
	Fire fighting - Overhead water tank(CMD):	80 KL
	Excess treated water	247 KLD
Details of Swimming pool (If any)	Volume of Swimming pool: 200 Cum.	

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:**	2.1 mt. to 8.8 mt. below ground level
	Size and no of RWH tank(s) and Quantity:	3 nos. of tanks of capacity 20 KL each
	Location of the RWH tank(s):	Underground
	Quantity of recharge pits:	--
	Size of recharge pits :	--
	Budgetary allocation (Capital cost) :	Rs. 15.00 Lacs
	Budgetary allocation (O & M cost) :	Rs. 0.47 Lacs/annum
	Details of UGT tanks if any :	Location of UG tanks: Underground
35.Storm water drainage	**Natural water drainage pattern:**	The storm water collected through the storm water drains of adequate capacity will be discharged in to the external drain.
	Quantity of storm water:	0.53 m3/sec
	Size of SWD:	450 x 600 mm
Sewage and Waste water	**Sewage generation in KLD:**	479 KLD
	STP technology:	Moving Bed Bio Reactor (MBBR)
	Capacity of STP (CMD):	1 STP of capacity 530 KL
	Location & area of the STP:	Ground level (Partly Underground) ; Area: 452 Sq. mt.
	Budgetary allocation (Capital cost):	Rs. 106.20 Lacs
	Budgetary allocation (O & M cost):	Rs. 22.57 Lacs/annum
36.Solid waste Management		
Waste generation in the Pre Construction and Construction phase:	**Waste generation:**	Not Applicable
	Disposal of the construction waste debris:	Construction material will be partly reused on site and remaining shall be disposed to Authorized landfill as per permission from M.C.G.M.
Waste generation in the operation Phase:	**Dry waste:**	1104 kg/day
	Wet waste:	736 kg/day
	Hazardous waste:	Not Applicable
	Biomedical waste (If applicable):	Not Applicable
	STP Sludge (Dry sludge):	72 kg/day
	Others if any:	Not Applicable

Mode of Disposal of waste:	**Dry waste:**	To Authorized recyclers
	Wet waste:	Treatment in OWC
	Hazardous waste:	Not Applicable
	Biomedical waste (If applicable):	Not Applicable
	STP Sludge (Dry sludge):	Use as manure
	Others if any:	Not Applicable
Area requirement:	**Location(s):**	Ground Floor
	Area for the storage of waste & other material:	53.00 Sq. mt.
	Area for machinery:	12.00 Sq. mt.
Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	Rs. 9.00 Lacs
	O & M cost:	Rs. 3.36 Lacs/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	DG Set	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	HSD	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 :**	RG area on ground: 3302.24 Sq. mt. ; RG area on on podium: 4866.32 Sq.mt.
	No of trees to be cut :	Dead trees: 10 nos.
	Number of trees to be planted :	377 nos.
	List of proposed native trees :	As mentioned below
	Timeline for completion of plantation :	Before occupancy

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	Peltophorum pterocarpum	Copperpod	40	It is planted as ornamental plant. Bark of tree has medicinal properties.
2	Lagerstroemia speciosa	Taman	40	It is widely cultivated as an ornamental plant in tropical and subtropical areas. It has medicinal applications.
3	Plumeria alba	White frangipani	14	Tree that can tolerate a wide variety of soils, from acid to alkaline and sandy to clay.
4	Tabebuia rosea	Pink trumpet tree	40	Tree with medicinal properties.
5	Filicium decipiens	Fern leaf	40	Flowering tree
6	Delonix regia	Gulmohar	68	Shady trees with orange-red petals attract birds. It is planted as an ornamental tree
7	Bauhinia blakeana	Hong Kong Orchid Tree	40	Drought resistant tree. This medium size quick growing tree up to 20 feet tall.
8	Acacia auriculiformis	Earleaf acacia	40	Planted as ornamental plant, shady tree, wood is used for making paper, furniture and tools.
9	Samanea Saman	Rain Tree	05	It attracts birds and butterflies
10	Cassia fistula	Golden shower tree	17	Is widely grown as an ornamental plant. Growth for this tree is best in full sun on well-drained soil; it is relatively drought tolerant and slightly salt tolerant. It attracts bees and butterflies for pollination.
11	Michelia champaca	Champak	17	Medium sized evergreen tree, strongly fragrant yellow flowers used in perfume industry, Butterfly host plant
12	Terminalia mentaly	Madagascar Almond	16	It is planted as an ornamental tree.
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	Calliandra emarginata	--	--

2	Caesalpinia pulcherrima	--	--
3	Bauhinia acuminate	--	--
4	Tecoma gaudichaudi	--	--
5	Tabernaemontana coronaria	--	--
6	Nerium oleander	--	--
7	Hibiscus rosa-sinensis	--	--
8	Murraya exotica	--	--
9	Thevetia peruviana	--	--
10	Mussaenda erythrophylla	--	--

47.Energy

Power requirement:	**Source of power supply :**	Maharashtra State Electricity Distribution Company Limited (MSEDCL)
	During Construction Phase: (Demand Load)	100 KW
	DG set as Power back-up during construction phase	As per requirement
	During Operation phase (Connected load):	7119 KW
	During Operation phase (Demand load):	4068 KW
	Transformer:	--
	DG set as Power back-up during operation phase:	2 DG set of capacity 750 kVA each
	Fuel used:	Diesel
	Details of high tension line passing through the plot if any:	No

48.Energy saving by non-conventional method:

Provision of LED lights
VFD & regenerative type
Provision of solar systems

49.Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
1	Overall energy saving	23 %
2	Energy saving due to renewable energy	16 %

50.Details of pollution control Systems

Source	Existing pollution control system	Proposed to be installed
Sewage	Not applicable	STP
Solid waste	Not applicable	Organic Waste Convertor

Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	Rs. 114.68 Lacs
	O & M cost:	Rs. 55.00 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	Water for Dust Suppression	5.76
2	Air Environment	Air and Noise Monitoring: On site Sensors	14.00
3	Air Environment	Air and Noise Monitoring: By outside MoEF & CC Approved Laboratory	1.76
4	Water Environment	Water monitoring/wastewater monitoring	0.24
5	Land Environment	Site Sanitation	5.00
6	Health & Hygiene	Disinfection- Pest Control	9.60
7	Health & Hygiene	Health Check-up of workers	21.60

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 Environment & Biological Environment	Cost for Gardening	44.93	1.20
2	Air Environment & Biological Environment	Cost for Ambient air & Noise Monitoring	No set up cost is involved	0.22
3	Air Environment & Biological Environment	Maintenance of sensors - Air & Noise	Set up already considered in construction phase	0.50
4	Air Environment & Biological Environment	Cost for DG Stack Exhaust Monitoring	No set up cost is involved	0.10
5	WATER ENVIRONMENT - Waste water treatment	Cost for sewage Treatment Plant	88.20	21.54
6	WATER ENVIRONMENT - Cost for water & waste water Monitoring	On site sensors	18.00	1.00
7	WATER ENVIRONMENT - Cost for water & waste water Monitoring	By outside MoEF & CC Approved Laboratory	No set up cost is involved	0.03

8	WATER ENVIRONMENT - Water Conservation (Rain Water Harvesting System)	Cost for RWH tanks	6.00	0.30
9	WATER ENVIRONMENT - Water Conservation (Rain Water Harvesting System)	Cost for treatment unit for Rain Water collected in tanks	9.00	0.03
10	WATER ENVIRONMENT - Water Conservation (Rain Water Harvesting System)	Cost for Rainwater Monitoring	No set up cost is involved	0.14
11	LAND ENVIRONMENT - Solid Waste Management	Cost for Treatment of biodegradable garbage in OWC	9.00	3.28
12	LAND ENVIRONMENT - Solid Waste Management	Cost for Manure Monitoring	No set up cost is involved	0.08
13	ENERGY CONSERVATION	SOLAR ENERGY-Water heating	114.68	55.00

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 entry and exit

Parking details:	**Number and area of basement:**	Not Applicable
	Number and area of podia:	2 Podia (Area: 28,312.00 Sq. mt.)
	Total Parking area:	56,705.62 Sq.mt.
	Area per car:	--
	Area per car:	--
	Number of 2-Wheelers as approved by competent authority:	78 nos.
	Number of 4-Wheelers as approved by competent authority:	1275 nos.
	Public Transport:	--
	Width of all Internal roads (m):	Minimum 6.00 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 0.5 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	8 (a) B2
	Court cases pending if any	Not Applicable
	Other Relevant Informations	--
	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

Representative of PP was present during the meeting along with environmental consultant M/s. Ultra-Tech.

PP informed that, the project under consideration is *Expansion and Amendment in EC for Housing project with commercial/ shop line. PP further stated that,* the total plot area of the project is 24,406.20 Sq.mt. having total construction area146944.05 Sq.mt. (FSI - 67,144.65 sq.mt + NON FSI- 79,799.40 sq.mt) and the building configuration is as follow-

Building Name & number	Number of floors	Height (Mtrs)
Building 1	Ground + 2 Podium + Stilt + 23 Floors	89.60
Building 2	Basement + Ground + 2 Podium + Stilt + 46 Floors	174.65
Building 3	Ground + 2 Podium + Stilt + 23 Floors	89.60
Building 4	Basement + Ground + 2 Podium + Stilt + 19 Floors	84.45
Building 5	Basement + Ground + 2 Podium + Stilt + 46 Floors	174.65
Club House	Ground + 1 Floor	8.00
Buildable Amenity	Ground + 3 Floor (To be handed over to M.C.G.M.)	15.75

Project has received Environmental clearance vide letter dated 16.11.2006. PP stated that, application for amendment in EC was considered in 41st SEAC 2 meeting in which project was recommended to SEIAA. Further the project was presented in 98th SEIAA meeting, but was deferred by SEIAA due to non-availability of IOD.PP further stated that, now as per the new DCR policy there are changes in the planning hence submitted application to SEAC 2.

PP stated that, there is increase in built-up area as FSI increased from 43,050.01 Sq. mt. to 67,144.65 Sq. mt.PP further informed that, till now the construction work done at site is 25,238.78 Sq. mt.

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

DECISION OF SEAC

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

Specific Conditions by SEAC:

1) PP to submit dated Architect certificate addressing to committee regarding building wise construction carried out on site as per earlier EC. Also mentioned the reasons for change in 1 habitable floor into parking.
2) Committee noted that, one partially built up building (G+12 floor) is proposed to demolish. PP may redesign rather than demolishing the building no -2 considering impact on environment.

FINAL RECOMMENDATION

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

Agenda of 94th Meeting of State Expert Appraisal Committee-2 (SEAC-2)

SEAC Meeting number: 94 **Meeting Date** April 2, 2019

Subject: Environment Clearance for Expansion in Environmental Clearance (EC) for Residential Development with Public Parking project at Mulund, Mumbai

Is a Violation Case: No

1.Name of Project	Residential Development with Public Parking project at Mulund, Mumbai
2.Type of institution	Private
3.Name of Project Proponent	M/s. Dura tech Builders & Developers, Mr. Pratap C. Lodaya (Partner)
4.Name of Consultant	M/s. Ultra-Tech
5.Type of project	Housing project with shops
6.New project/expansion in existing project/modernization/diversification in existing project	Expansion in existing project
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	The project has received Environment Clearance dated 6th September 2014 and Amendment in EC dated 28th January, 2016
8.Location of the project	C.T.S. No. 1348A & 1348B, at junction of Pandit Jawaharlal Nehru road & Kasturbha road, Village –Mulund, at Mulund (W) Mumbai – 400 080.
9.Taluka	mulund
10.Village	Mulund
Correspondence Name:	M/s. Dura tech Builders & Developers
Room Number:	B/1501
Floor:	15th Floor
Building Name:	O2 Commercial Tower
Road/Street Name:	Opp Asha Nagar
Locality:	Mulund (W)
City:	Mumbai – 400 080
11.Area of the project	Municipal Corporation of Greater Mumbai (M.C.G.M.)
12.IOD/IOA/Concession/Plan Approval Number	IOD issued u/no. CE/4737/BPES/AT DT. 26/11/2009; Last amended plan issued u/no. CE/4737/BPES/AT & CHE/ES/1245/T/337 (NEW)Dated 21/02/2019
	IOD/IOA/Concession/Plan Approval Number: IOD issued u/no. CE/4737/BPES/AT DT. 26/11/2009; Last amended plan issued u/no. CE/4737/BPES/AT & CHE/ES/1245/T/337 (NEW)Dated 21/02/2019
	Approved Built-up Area: 12593.48
13.Note on the initiated work (If applicable)	•Received Environment Clearance dated 6th September 2014 and Amendment in EC on date 28th January, 2016 •Received Consent to Establish from Maharashtra Pollution Control Board (MPCB) on date 01.03.2016 •Total constructed work on site till date (FSI + Non FSI): 30228.44 Sq. mt.
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	Received Public parking LOI from M.C.G.M. Attached as Enclosure in Forms
15.Total Plot Area (sq. m.)	3224.50 Sq. mt.
16.Deductions	113.90 Sq. mt.
17.Net Plot area	3110.60 Sq. mt.
18 (a).Proposed Built-up Area (FSI & Non-FSI)	**a) FSI area (sq. m.):** 14279.02 Sq. mt. (Including TDR & fungible area)
	b) Non FSI area (sq. m.): 19844.17 Sq. mt.
	c) Total BUA area (sq. m.): 34123.19
18 (b).Approved Built up area as per DCR	**Approved FSI area (sq. m.):** 12593.48 Sq. mt.
	Approved Non FSI area (sq. m.): 19942.61 Sq. mt.
	Date of Approval: 21-02-2019
19.Total ground coverage (m2)	1587.40 Sq. mt.
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	51.03 %

21.Estimated cost of the project	1553100000

22.Number of buildings & its configuration

Serial number	Building Name & number	Number of floors	Height of the building (Mtrs)
1	One Building	3 Basements + Ground floor + 1st to 4th floor for parking + 5th entrance lobby & R.G. + 6th to 40th floors for residential	143.76 mt.

23.Number of tenants and shops	Total flats: 58 nos. Shops: 3 nos.
24.Number of expected residents / users	Residential & Shops: 301 Nos. ; Public parking: 101 Nos. (floating population)
25.Tenant density per hectare	187/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 Pandit Jawaharlal Nehru Road and 6.10 mt. wide Existing Kasturba Road
28.Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	7.5 mt. turning radius for two way ramp
29.Existing structure (s) if any	Part construction completed as per EC received
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/ Tanker water for Swimming pool make up
	Fresh water (CMD):	28 KLD
	Recycled water - Flushing (CMD):	15 KLD
	Recycled water - Gardening (CMD):	10 KLD
	Swimming pool make up (Cum):	3 KLD
	Total Water Requirement (CMD) :	56 KLD
	Fire fighting - Underground water tank(CMD):	250 KL
	Fire fighting - Overhead water tank(CMD):	50 KL
	Excess treated water	8 KLD
Wet season:	**Source of water**	M.C.G.M/ Tanker water for Swimming pool make up
	Fresh water (CMD):	28 KLD
	Recycled water - Flushing (CMD):	15 KLD
	Recycled water - Gardening (CMD):	0
	Swimming pool make up (Cum):	3 KLD
	Total Water Requirement (CMD) :	46 KLD
	Fire fighting - Underground water tank(CMD):	250 KL
	Fire fighting - Overhead water tank(CMD):	50 KL
	Excess treated water	18 KLD
Details of Swimming pool (If any)	Swimming pool volume: 176 m3 Swimming pool make up water requirement: 3 KL	

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:**	1.00 m below ground level
	Size and no of RWH tank(s) and Quantity:	Nil
	Location of the RWH tank(s):	NA
	Quantity of recharge pits:	Provision of 3 nos. of rain water trenches
	Size of recharge pits :	--
	Budgetary allocation (Capital cost) :	Rs. 1.35 Lacs
	Budgetary allocation (O & M cost) :	Rs. 0.07 Lacs/annum
	Details of UGT tanks if any :	Location of UG tanks: Basement
35.Storm water drainage	**Natural water drainage pattern:**	The storm water collected through the storm water drains of adequate capacity will be discharged into the external SWD.
	Quantity of storm water:	0.07 m3/sec
	Size of SWD:	300 mm dia with slope 1:150
Sewage and Waste water	**Sewage generation in KLD:**	37 KLD
	STP technology:	Activated Sludge Process
	Capacity of STP (CMD):	STP of capacity 50 KL
	Location & area of the STP:	Area of STP: 60 Sq. mt. ; Location: Ground
	Budgetary allocation (Capital cost):	Rs. 52.00 Lacs
	Budgetary allocation (O & M cost):	Rs. 2.53 Lacs/annum
36.Solid waste Management		
Waste generation in the Pre Construction and Construction phase:	**Waste generation:**	Excavated material has been disposed to authorized landfill site permission from M.C.G.M.
	Disposal of the construction waste debris:	Construction waste material shall be partly reused/ recycled and remaining shall be disposed to the authorized land fill site.
Waste generation in the operation Phase:	**Dry waste:**	80 kg/day
	Wet waste:	52 kg/day
	Hazardous waste:	Not Applicable
	Biomedical waste (If applicable):	Not Applicable
	STP Sludge (Dry sludge):	5 kg/day
	Others if any:	Not Applicable

Mode of Disposal of waste:	**Dry waste:**	To Authorized recyclers
	Wet waste:	Treatment in OWC
	Hazardous waste:	Not Applicable
	Biomedical waste (If applicable):	Not Applicable
	STP Sludge (Dry sludge):	Use as manure
	Others if any:	--
Area requirement:	**Location(s):**	Ground level
	Area for the storage of waste & other material:	27 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. 1.05 Lacs/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	DG Set	--	--	--	--	--

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 :**	On ground: 623.42 Sq. mt.; Additional green cover area on podium: 983.89 Sq. mt.
	No of trees to be cut :	Cut trees: 7 nos.
	Number of trees to be planted :	49 nos. of new trees shall be planted
	List of proposed native trees :	As given below in "List of proposed plantation on ground"
	Timeline for completion of plantation :	Before occupancy

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	Ficus retusa	Nandruk	6	Evergreen and fast growing tree
2	Saraca asoka	Sita Ashok	10	Shady evergreen tree with red-yellow flowers
3	Ailanthus excelsa	Maharukh	9	Large tree, aromatic good for roadside plantation
4	Pongamia pinnata	Karanj	5	It has potential to grow in salt water soil, drought-tolerant.
5	Alstonia scholaris	Satwin/ Indian Devil tree	7	Evergreen Shady Tree with fragrant flowers, Medicinal properties
6	Azadiracta indica	Neem	5	Large tree, fast-growing evergreen tree, drought resistance, Medicinal properties, good for roadside plantation
7	Albizia lebbeck	Shirish	7	Shady tree, yellowish green fragrant flowers
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	Nirgudi (Vitex negundo)	--	--
2	Adulasa (Adhatoda vasica)	--	--
3	Tarwad (Cassia auriculata)	--	--

47.Energy

Power requirement:	**Source of power supply :**	Local Authority
	During Construction Phase: (Demand Load)	--
	DG set as Power back-up during construction phase	As per requirement
	During Operation phase (Connected load):	3299 KW
	During Operation phase (Demand load):	1239 KW
	Transformer:	2 X 990 kVA
	DG set as Power back-up during operation phase:	2 D.G. Set of capacity 750 kVA and 160 kVA
	Fuel used:	Diesel
	Details of high tension line passing through the plot if any:	Not applicable

48.Energy saving by non-conventional method:

Energy saving measures:
? Provision of LED lights
? Use of VFD's for lift machines
? Use of Energy efficient motors
? Provision of solar street lights

49.Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
1	Overall energy saving	22 %

50.Details of pollution control Systems

Source	Existing pollution control system	Proposed to be installed
Sewage	NA	STP
Solid waste	NA	Organic Waste Convertor

Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	Rs. 96.00 Lacs
	O & M cost:	Rs. 1.10 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	Water for Dust Suppression	1.44
2	Air Environment	Air and Noise Monitoring: On site Sensors	11.00

3	Air Environment	Air and Noise Monitoring: By outside MoEF & CC Approved Laboratory	0.44
4	Water Environment	Drinking water analysis	0.06
5	Land Environment	Site Sanitation	5.00
6	Health & Hygiene	Disinfection at site-Pest Control	2.40
7	Health & Hygiene	Health Check-up of workers	6.00

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	2 nos. of stacks	No set up cost is involved	0.10
4	AIR & NOISE ENVIRONMENT - Cost for Plantation	1607.31 Sq. mt. of green area	8.84	1.20
5	WATER ENVIRONMENT – Cost for Waste water treatment	Cost for sewage Treatment Plant	34.00	1.50
6	WATER ENVIRONMENT - Cost for water & waste water Monitoring	On site sensors	18.00	1.00
7	WATER ENVIRONMENT - Cost for water & waste water Monitoring	By outside MoEF & CC Approved Laboratory	No set up cost is involved	0.03
8	WATER ENVIRONMENT - Water Conservation (Cost for Rain Water Harvesting System)	Cost for RWH Trenches	1.35	0.07
9	LAND ENVIRONMENT - Solid Waste Management	Cost for Treatment of biodegradable garbage in OWC	9.00	0.97
10	LAND ENVIRONMENT - Solid Waste Management	Cost for Manure Monitoring	No set up cost is involved	0.08

11	ENERGY CONSERVATION - Use of renewable energy	Solar system	96.00	1.10

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:	2 entry and exit
Parking details:	**Number and area of basement:**	3 Basements (For Captive Parking)
	Number and area of podia:	4 Parking floors (For Public Parking)
	Total Parking area:	5384.43 Sq. mt. (Captive Parking area); 6037.78 Sq. mt. (Public Parking area)
	Area per car:	--
	Area per car:	--
	Number of 2-Wheelers as approved by competent authority:	Provision: 21 Nos.
	Number of 4-Wheelers as approved by competent authority:	Provision: 152 Nos.
	Public Transport:	Public parking : 125 Nos.
	Width of all Internal roads (m):	Minimum 6.0 mt. drive way
	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. 2.0 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	8 (a) B2

	Court cases pending if any	No
	Other Relevant Informations	--
	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

Representative of PP was present during the meeting along with Environmental Consultant- M/s. Ultra-Tech.

PP informed that, the project under consideration is *an expansion in existing Project. PP further stated that, t*he total plot area of the project is3224.50 Sq. mt.having total construction area34123.19Sq. mt. (FSI 14279.02 Sq.mt + NON FSI- 19844.17 Sq.mt)and the building configuration is as follow-

Building Name & number	Number of floors	Height (Mtrs)
One Building	3 Basements + Ground floor + 1st to 4th floor for parking + 5th entrance lobby & R.G. + 6th to 40th floors for residential	143.76 mt.

It is noted that, project has received Environmental clearance vide letter dated 28/01/2016 for Total Built up Area 34123.19 sq mtr. PP further informed that, expansion comprised of increase in two floors which include one flat and 3 additional shops.

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

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

Specific Conditions by SEAC:

1) PP to submit dated Architect certificate addressing to committee regarding building wise construction as per EC.
2) PP to upload Structural Stability report vetted by IIT.
3) PP to undertake CER activities to extent of maximum percentage prescribed in MOEF office order in consultation with Collector/ Environment Department.

FINAL RECOMMENDATION

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

Agenda of 94th Meeting of State Expert Appraisal Committee-2 (SEAC-2)

SEAC Meeting number: 94 **Meeting Date** April 2, 2019

Subject: Environment Clearance for Application for the amendment in Environment Clearance for Proposed Information Technology Park

Is a Violation Case: No

1.Name of Project	Amendment in Environment Clearance for Proposed Information Technology Park
2.Type of institution	Private
3.Name of Project Proponent	Mr. Domnic Romell
4.Name of Consultant	Mahabal Enviro Engineers Pvt. Ltd., Plot F-7, Road 21, MIDC Wagle Estate, Thane West - 400604
5.Type of project	IT Park project
6.New project/expansion in existing project/modernization/diversification in existing project	Amendment in Environment Clearance
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	We have received the Environment Clearance File No. 21-7/2006-IA.III dt.16.10.2006
8.Location of the project	Plot bearing CTS No. 586/2, 586/4, 586/6 and 586/7
9.Taluka	Mumbai
10.Village	Pahadi
Correspondence Name:	Mr. Domnic Romell
Room Number:	101
Floor:	1st floor
Building Name:	Gharkul Co.Op Soc., Wing B
Road/Street Name:	Azad Road
Locality:	Vile Parle (East)
City:	Mumbai 400057
11.Area of the project	Municipal Corporation of Greater Mumbai (MCGM)
12.IOD/IOA/Concession/Plan Approval Number	Building I: IOD dated: 08.04.2003, Building II: IOD dated: 25.11.2005 received from Municipal Corporation of Grater Mumbai (MCGM)
	IOD/IOA/Concession/Plan Approval Number: Building I: IOD dated: 08.04.2003, Building II: IOD dated: 25.11.2005 received from Municipal Corporation of Grater Mumbai (MCGM), Approval: Received dated 08.06.2010 from Municipal Corporation of Greater Mumbai (MCGM)
	Approved Built-up Area: 87093
13.Note on the initiated work (If applicable)	We have started the construction as per the received the Environment Clearance File No. 21-7/2006-IA.III dt.16.10.2006
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	Approval received dated 08.06.2010 from Municipal Corporation of Greater Mumbai (MCGM)
15.Total Plot Area (sq. m.)	17,326 m2
16.Deductions	1,822 m2
17.Net Plot area	15,504 m2
18 (a).Proposed Built-up Area (FSI & Non-FSI)	**a) FSI area (sq. m.):** 38,238 m2
	b) Non FSI area (sq. m.): 48,855 m2
	c) Total BUA area (sq. m.): 87093
18 (b).Approved Built up area as per DCR	**Approved FSI area (sq. m.):** 38,238 m2
	Approved Non FSI area (sq. m.): 48,855 m2
	Date of Approval: 08-06-2010
19.Total ground coverage (m2)	5,596 m2
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	36.25%
21.Estimated cost of the project	150000000

22.Number of buildings & its configuration

Serial number	Building Name & number	Number of floors	Height of the building (Mtrs)
1	Building I	Stilt + 13 floors	53.55
2	Building II	Stilt + 6 parking + 11 floors	69.65

23.Number of tenants and shops	Not applicable as it is a IT project
24.Number of expected residents / users	Not applicable as it is a IT project
25.Tenant density per hectare	Not applicable as it is a IT project
26.Height of the building(s)	
27.Right of way (Width of the road from the nearest fire station to the proposed building(s)	Main road 18 m wide D.P. road & Internal road 12 m
28.Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	9 m
29.Existing structure (s) if any	Not applicable
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**	Municipal Corporation of Greater Mumbai (MCGM)
	Fresh water (CMD):	100
	Recycled water - Flushing (CMD):	80
	Recycled water - Gardening (CMD):	13
	Swimming pool make up (Cum):	Not applicable
	Total Water Requirement (CMD) :	180
	Fire fighting - Underground water tank(CMD):	100
	Fire fighting - Overhead water tank(CMD):	50
	Excess treated water	6
Wet season:	**Source of water**	Municipal Corporation of Greater Mumbai (MCGM)
	Fresh water (CMD):	100
	Recycled water - Flushing (CMD):	80
	Recycled water - Gardening (CMD):	7
	Swimming pool make up (Cum):	Not applicable
	Total Water Requirement (CMD) :	180
	Fire fighting - Underground water tank(CMD):	100
	Fire fighting - Overhead water tank(CMD):	50
	Excess treated water	12
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	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:**	25 m to 30 m
	Size and no of RWH tank(s) and Quantity:	Not applicable
	Location of the RWH tank(s):	Not applicable
	Quantity of recharge pits:	Building I - 2 nos., Building II - 5 nos.
	Size of recharge pits :	Building I – 2 m x 2.5 m x 6 m, Building II - 1.6 m x 1.6 m x 4.3 m
	Budgetary allocation (Capital cost) :	Rs.5 Lakh
	Budgetary allocation (O & M cost) :	Rs.1 Lakh/year
	Details of UGT tanks if any :	Building I Firefighting UG Tank - 250 m3 Domestic UG Tank + Flushing UG Tank - 200 m3 Building II Firefighting UG Tank - 200 m3 Domestic UG Tank + Flushing UG Tank - 250 m3
35.Storm water drainage	**Natural water drainage pattern:**	Along the road side
	Quantity of storm water:	0.97 m3/sec
	Size of SWD:	600 mm x 900 m
Sewage and Waste water	**Sewage generation in KLD:**	144 m3/day
	STP technology:	Moving Bed Biofilm Reactor (MBBR)
	Capacity of STP (CMD):	2 nos. of STP Building I – STP of capacity 80 m3/day, Building II – STP of capacity 150 m3/day, Total capacity – 230 m3/day
	Location & area of the STP:	Location: On ground, Area Building I STP: 137 m2, Area Building II STP: 112 m2
	Budgetary allocation (Capital cost):	Rs.25 Lakh
	Budgetary allocation (O & M cost):	Rs.2 Lakh/year
36.Solid waste Management		
Waste generation in the Pre Construction and Construction phase:	**Waste generation:**	There is no construction on site
	Disposal of the construction waste debris:	Not applicable
Waste generation in the operation Phase:	**Dry waste:**	320 kg/day
	Wet waste:	480 kg/day
	Hazardous waste:	Not applicable
	Biomedical waste (If applicable):	Not applicable
	STP Sludge (Dry sludge):	1 m3/day
	Others if any:	e-waste - 5 kg/day

Mode of Disposal of waste:	**Dry waste:**	Dry garbage will be segregated & disposed of to recyclers.
	Wet waste:	Wet garbage will be treated by using Organic waste converter machine
	Hazardous waste:	Not applicable
	Biomedical waste (If applicable):	Not applicable
	STP Sludge (Dry sludge):	Dry sludge can be used as manure for plantation & gardening purposes inside the premise
	Others if any:	e waste - Handed over to authorized recyclers
Area requirement:	**Location(s):**	On ground
	Area for the storage of waste & other material:	60 m2
	Area for machinery:	45 m2
Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	Rs.4 Lakh
	O & M cost:	Rs.1 Lakh/year

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 :**	2,611 m2
	No of trees to be cut :	Not applicable
	Number of trees to be planted :	160 nos.
	List of proposed native trees :	Provided
	Timeline for completion of plantation :	1 - 2 years

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	Albizzia sp.	Shirish	15	Flowering tree
2	Acacia auriculiformis	Akashia	10	Ornamental tree
3	Azadirachta indica	Neem	15	Medicinal tree
4	Annona squamosa	Sugar apple	5	Fruit bearing tree
5	Bauhinia variegata	Orchid tree	17	Flowering tree
6	Cassia festula	Golden shower	14	Flowering tree
7	Erythrina indica	Indian coral	14	Medicinal tree
8	Ficus bengalensis	Banyan tree	8	Medicinal tree
9	Ficus religiosa	Peepal tree	7	Medicinal, sacred tree
10	Grewia sp.	Cross berry	15	Flowering tree
11	Leuceana leucocephala	Subabul	15	Used as firewood, fiber, and livestock fodder
12	Morus indica/alba	White mulberry	12	Flowering, fruit bearing tree
13	Mangifera indica	Mango	10	Fruit bearing tree
14	Tamarindus indica	Tamarind	3	Fruit bearing tree
15	Terminelia arjuna	Arjuna/Arjun	10	Medicinal tree
16	Total	-	160	-
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	Not applicable	Not applicable	Not applicable

47.Energy

Power requirement:	**Source of power supply :**	Reliance
	During Construction Phase: (Demand Load)	500 kVA
	DG set as Power back-up during construction phase	750 kVA
	During Operation phase (Connected load):	3,300 kVA
	During Operation phase (Demand load):	3,300 kVA
	Transformer:	Not applicable
	DG set as Power back-up during operation phase:	DG sets for Building I - 2 nos. x 1,500 kVA, DG sets for Building II - 4 nos. x 750 kVA
	Fuel used:	As per requirement
	Details of high tension line passing through the plot if any:	Not applicable

48.Energy saving by non-conventional method:

Solar Street lighting in landscape, common area passages.
Use of T5 tubes having 2.5 to 3 times life over conventional tubes and hence rate of disposal of tubes will be reduced drastically.

49.Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
1	Solar Street lighting in landscape, common area passages, Use of T5 tubes having 2.5 to 3 times life over conventional tubes and hence rate of disposal of tubes will be reduced drastically.	1% of proposed additional load in building

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.42 Lakh
	O & M cost:	Rs.2 Lakh/year

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 for dust suppression	pH, Color, Odour, Turbidity, Total Hardness, Metals	20
2	Site sanitation, toilets, safe drinking water, septic tank	PM2.5 & PM10, SO2, NOx	10

3	Environmental Monitoring and Compliance checking	Air, Water, Noise and Soil Monitoring	5
4	Disinfection	Site sanitation	10
5	Health checkup, first aid	Weekly	5
6	Safety personal protective equipment	Daily	25
7	Storm water management	Operation and Management of channels	2
8	Vehicle maintenance, washing area, tyre cleaning	Vehicle washing and mechanical maintenance	1
9	Total	-	78

b) Operation Phase (with Break-up):

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	Sewage Treatment Plant	2 no. of STP having total capacity 230 m3/day	25	2
2	Landscape/Gardening	Total green area 2,611 m2. 53 nos. of existing trees and total trees to be planted are 160 nos.	5	1
3	Solid Waste	1 no. of OWC 60	4	1
4	Rain Water Harvesting and Storm water management (Recharge pits & Tanks)	7 nos. of the recharge pits. (2 nos. having size 2 m x 30 m and 5 nos. having size 5 m x 10 m)	5	1
5	Fire Fighting Management	Fire fighting equipments – sprinklers, sand bucket, fire alarm, hose box, fire hydrant etc.	150	15
6	Plumbing	Maintenance	226	23
7	Energy Conservation	Use of T5 tubes having 2.5 to 3 times life over conventional tubes and hence rate of disposal of tubes will be reduced drastically.	42	2
8	Total	-	456	45

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:	1 nos. of junction main road having width 18 m
Parking details:	**Number and area of basement:**	Not applicable
	Number and area of podia:	Not applicable
	Total Parking area:	28,163 m2
	Area per car:	37.5 m2
	Area per car:	37.5 m2
	Number of 2-Wheelers as approved by competent authority:	Not applicable
	Number of 4-Wheelers as approved by competent authority:	739 nos.
	Public Transport:	Bus facility – 12 nos.
	Width of all Internal roads (m):	9 m
	CRZ/ RRZ clearance obtain, if any:	Not applicable
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	Not applicable
	Category as per schedule of EIA Notification sheet	8(a) B2 category
	Court cases pending if any	Not applicable

	Other Relevant Informations	We have received the Environment Clearance from Govt. of Maharashtra having file No. 21-7/2006-IA.III dated 16.10.2006. We are now applying for the amendment in the above mentioned project. Earlier 5,578 m2 considered as non-FSI area is now counted in FSI area.
	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

PP Mr. Domnic Romel was present during the meeting along with environmental consultant M/S. Mahabal Enviro Engineers Pvt. Ltd.,

The project was previously considered in 85th& 88th SEAC II meeting held on 18-19th January& 12th February 2019 & was deferred with observation that, the construction of Building I is complete in all respects as per earlier sanctioned plans and EC. However the area utilization in Building II is different than what was sanctioned in EC (change of use) and hence to submit the detail explanatory note. Compliance/Representation submitted by the PP vide letter dated 2nd march 2019 was taken on record

PP stated that, the profile regarding construction is as per accorded EC. PP further stated that they havereceived EC for plot area of 17,326 m2, total built-up area 32,660 m2 which is FSI area only. Non-FSI area 51,250 m2 was already there in submitted proposal to MoEF it but not mentioned in EC. Now part of the non-FSI area in Building-II is counted towards FSI/Fungible FSI, as per D.C. regulations modified on 6.01.2012 & Balconies all around the IT Offices on 10 Floors aggregating to 3,453 m2 which were earlier non-FSI area as well as Refuge area 2,125 m2 which is excess to now permissible 4% Refuge area counted in FSI area due to change in DCR. Therefore, FSI area becomes 38,238 m2, non-FSI area 48,855 m2.

PP stated that, because of change in refugee floor area there is increase in population &accordingly STP capacity increases from 160m^3/day to 230m^3/day but this capacity is already in place. Therefore it is found that there is no need to appraise the proposal again. The above facts are brought to the notice of the SEIAA for further needful.

DECISION OF SEAC

The above facts are brought to the notice of the SEIAA for further needful.

Specific Conditions by SEAC:

FINAL RECOMMENDATION

Kindly find SEAC decision above.