Agenda of 107th Meeting of State Expert Appraisal Committee-2 (SEAC-2)

SEAC Meeting number: 107 **Meeting Date** July 29, 2019

Subject: Environment Clearance for Environment Clearance for Proposed SRA :Ganesh Nagar SRA CHS, Shivsagar SRA CHS, Janpriya SRA CHS, Bahar SRA CHS, Adarsh SRA CHS, Sahara CHS on land bearing CTS nos. 471A (Pt.) of village Kandivali in R/S ward of MCGM

Is a Violation Case: No

1.Name of Project	Ruparel Optima- Proposed SRA Scheme on land bearing CTS nos. 471A (Pt.) of village Kandivali, Taluka Borivali, Mumbai
2.Type of institution	Private
3.Name of Project Proponent	M/s. Shree Siddhivinayak Infrastructure and Realty
4.Name of Consultant	Aditya Environmental Services Pvt. Ltd.
5.Type of project	SRA Scheme
6.New project/expansion in existing project/modernization/diversification in existing project	Not applicable
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	Not applicable
8.Location of the project	Proposed SRA: Ganesh Nagar SRA CHS, Shivsagar SRA CHS, Janpriya SRA CHS, Bahar SRA CHS, Adarsh SRA CHS, Sahara CHS on land bearing CTS nos. 471A (Pt.) of village Kandivali in R/S ward of MCGM
9.Taluka	Borivali
10.Village	Kandivali
Correspondence Name:	Mr. Amit Ruparel
Room Number:	0
Floor:	12th
Building Name:	Ruparel Iris
Road/Street Name:	Senapati Bapat Marg
Locality:	Matunga West Station
City:	Mumbai
11.Whether in Corporation / Municipal / other area	Municipal Corporation of Greater Mumbai
12.IOD/IOA/Concession/Plan Approval Number	IOD/IOA/Concession/Plan Approval Number: SRA/ENG/1499/RS/STGL/LOI
	IOD/IOA/Concession/Plan Approval Number: IOD/IOA/Concession/Plan Approval Number: SRA/ENG/1499/RS/STGL/LOI
	Approved Built-up Area: 120816.63
13.Note on the initiated work (If applicable)	NA
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	SRA/ENG/1499/RS/STGL/LOI
15.Total Plot Area (sq. m.)	24,566.34 Sq.m
16.Deductions	3375.03 Sq.m
17.Net Plot area	21,191.31 sq.m
18 (a).Proposed Built-up Area (FSI & Non-FSI)	**a) FSI area (sq. m.):** 95721.7 sq.m
	b) Non FSI area (sq. m.): 69199.56 sq.m
	c) Total BUA area (sq. m.): 164921.26
18 (b).Approved Built up area as per DCR	**Approved FSI area (sq. m.):** 76,291.31
	Approved Non FSI area (sq. m.): 44,525.32
	Date of Approval: 28-09-2017
19.Total ground coverage (m2)	6352.27
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	29.9 %

21.Estimated cost of the project	7961800000

22.Number of buildings & its configuration

Serial number	Building Name & number	Number of floors	Height of the building (Mtrs)
1	Rehab building no. 1	Ground + 18 (pt) UF	55.35
2	Rehab building no. 2	Ground + 23 UF	69.60
3	Rehab building no. 3	Ground + 23 UF	69.60
4	Rehab building no. 4	Ground + 23 UF	69.60
5	Rehab building no. 5	Ground + 23 UF	69.60
6	Sale building no. 1	Ground + 2 (Commercial) + 3rd to 40th UF (Residential)	135.0
7	Sale building no. 2	Ground + 1st to 42nd UF	129.75
8	Sale building no. 3	Basement + Ground + 1 (commercial) + 2nd to 41st UF (residential)	132.0

23.Number of tenants and shops	Flats: 2759 nos., Shops: 232 nos.
24.Number of expected residents / users	11724
25.Tenant density per hectare	650
26.Height of the building(s)	
27.Right of way (Width of the road from the nearest fire station to the proposed building(s)	13.40 M wide DP road & 27.45 M Link Road
28.Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	7.5 m - 9 m
29.Existing structure (s) if any	910 slums
30.Details of the demolition with disposal (If applicable)	Will be done as per concerned authority norms

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 + STP Recycled water
	Fresh water (CMD):	1002
	Recycled water - Flushing (CMD):	516
	Recycled water - Gardening (CMD):	9
	Swimming pool make up (Cum):	2
	Total Water Requirement (CMD) :	1529
	Fire fighting - Underground water tank(CMD):	Rehab Bldg 1 = 150 cum, Rehab Bldg 2, 3, 4, 5 : 250 cum, Sale 1 = 200 cum for each
	Fire fighting - Overhead water tank(CMD):	Rehab : 20 cum for each wing Sale : 30 cum for each wing
	Excess treated water	Rehab - 344 cum/day & Sale – 407 cum/day
Wet season:	**Source of water**	MCGM + STP Recycled water
	Fresh water (CMD):	1002
	Recycled water - Flushing (CMD):	516
	Recycled water - Gardening (CMD):	0
	Swimming pool make up (Cum):	0
	Total Water Requirement (CMD) :	1518
	Fire fighting - Underground water tank(CMD):	Rehab Bldg 1 = 150 cum, Rehab Bldg 2, 3, 4, 5 : 250 cum, Sale 1 = 200 cum for each
	Fire fighting - Overhead water tank(CMD):	Rehab : 20 cum for each wing Sale : 30 cum for each wing
	Excess treated water	Rehab - 344 cum/day & Sale – 415 cum/day
Details of Swimming pool (If any)	Size: 60 sq. m : 15m x 4 m Depth - 1.8m	

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:**	Between 3.0 to 3.5 m below ground
	Size and no of RWH tank(s) and Quantity:	Rehab: 12 cum for each bldg Sale: 20 cum for each bldg
	Location of the RWH tank(s):	Rehab Bldg : Ground, Sale Bldg : Ground
	Quantity of recharge pits:	0
	Size of recharge pits :	0
	Budgetary allocation (Capital cost) :	Sale : 12 lakh Rehab : 5 lakh
	Budgetary allocation (O & M cost) :	Sale : 02 lakh Rehab : 0.5 lakh
	Details of UGT tanks if any :	Building Domestic (cum) Flushing (cum) Rehab 1 75 38 Rehab 2 & 3 197 100 Rehab 4 & 5 226 115 Sale 1 207 104 Sale 2 177 89 Sale 3 179 90
35.Storm water drainage	**Natural water drainage pattern:**	Storm water drain is laid at a slope of 1: 300 to the municipal outfall outside the plot. Rain water from site shall be collected by network of storm water piping system through catch basins and storm channel & then allowed to connect to the public storm water line outside the plot boundary.
	Quantity of storm water:	0.13cm/sec R:0.065
	Size of SWD:	600 mm wide and 450mm deep drain channel
Sewage and Waste water	**Sewage generation in KLD:**	Rehab Bld. : 641 KLD Sale Bld. : 767 KLD
	STP technology:	MBBR
	Capacity of STP (CMD):	Rehab Bldg : 650 KLD Sale Bldg : 775 KLD
	Location & area of the STP:	Rehab Bldg : Ground, Sale Bldg : Ground
	Budgetary allocation (Capital cost):	Sale : 120 lakh Rehab : 97 lakh
	Budgetary allocation (O & M cost):	Sale : 25 lakh Rehab : 20 lakh

36.Solid waste Management

Waste generation in the Pre Construction and Construction phase:	**Waste generation:**	Excavation quantity: 3,095.366 cu.m Demolition debris: 16,482.8 cu. ft
	Disposal of the construction waste debris:	Debris generated during construction phase will be collected at one place and will be disposed off to MCGM approved land-filling sites.
Waste generation in the operation Phase:	**Dry waste:**	Rehab Bldg : 1094 Kg/day Sale Bldg : 1234 Kg/day
	Wet waste:	Rehab Bldg : 1507 Kg/day Sale Bldg : 1821 Kg/day
	Hazardous waste:	0
	Biomedical waste (If applicable):	0
	STP Sludge (Dry sludge):	Sale : 12 kg Rehab : 10 kg
	Others if any:	NA

Mode of Disposal of waste:	**Dry waste:**	Dry waste would be further segregated into recyclable and non-recyclable. Recyclable will be handed over to authorize vendors and non-recyclable will be disposed off at MCGM land fill sites
	Wet waste:	Wet Garbage will be treated in Mechanical Composting Unit. Organic Waste Convertor (OWC) and the compost generated would be used as manure for gardening purpose and excess would be sold to authorized vendors.
	Hazardous waste:	NIL
	Biomedical waste (If applicable):	NIL
	STP Sludge (Dry sludge):	Dry sludge would be used as manure for gardening purpose and excess would be sold to authorize vendors.
	Others if any:	NA
Area requirement:	**Location(s):**	Ground
	Area for the storage of waste & other material:	Sale : 20sqm Rehab : 30 sqm
	Area for machinery:	Sale : 15sqm Rehab : 20sqm
Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	Sale : 10 lakh Rehab : 15 lakh
	O & M cost:	Sale : 04 lakh Rehab : 05 lakh

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 :**	1722.97 sq.m
	No of trees to be cut :	5
	Number of trees to be planted :	10
	List of proposed native trees :	list of proposed native trees is given in below table 45.
	Timeline for completion of plantation :	4 years after completion of the project

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

Serial Number	Name of the plant	Common Name	Quantity	Characteristics & ecological importance
1	Cocos nucifera	Coconut	3	Fruit bearing evergreen tree
2	Emblica officinalis	Awla	7	fruits used for preventative and therapeutic purposes
3	Phoenix dactylifera	Khajur	5	flowering plant species
4	Plumeria	Chafa	8	Flower bearing deciduous tree
5	Bauhinia purpurea	Kanchan	4	medium-sized deciduous fast-growing
6	Butea monosperma	Palas	6	medium-sized dry-season deciduous tree
7	Azadiractha indica	Neem	10	Flower bearing deciduous tree
8	Cassia fistula	Bahavn	11	Flower bearing deciduous tree
9	Mesua ferrea	Nagkesur	8	widely cultivated as an ornamental due to its graceful shape, grayish-green foliage
10	Michelia champaca	Champaka	7	large evergreen tree
11	Lagestroemia speciosa	Taman	9	Medium-sized tree, with smooth, flaky bark. leaves are deciduous
12	Ficus glomerata	Umber	2	Evergreen and deciduous tree
13	Ficus bengalensis	Wad	1	Fruit bearing evergreen tree
14	Ficus religiosa	Pimpal	1	Dust Resistant and Local Variety
15	Terminalia crenulata	Ain	4	deciduous 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	0	0

47.Energy

Power requirement:	**Source of power supply :**	TATA
	During Construction Phase: (Demand Load)	Sale : 500KW Rehab : 500KW
	DG set as Power back-up during construction phase	Sale : 180Kva Rehab : 180 Kva
	During Operation phase (Connected load):	Sale : 14.4MVA Rehab : 5.6 MVA
	During Operation phase (Demand load):	Sale : 5.9 MVA Rehab : 3.2 MVA
	Transformer:	Sale : 1500 x 6nos. Rehab : 1500 x 3nos.
	DG set as Power back-up during operation phase:	Sale : 750Kva x 1no Rehab : 180Kva x 1no, 250Kva x 2nos
	Fuel used:	Diesel
	Details of high tension line passing through the plot if any:	33Kva

48.Energy saving by non-conventional method:

LED lighting, VFD, Solar lighting, Energy efficient pumps

49.Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
1	LED lighting, VFD, Solar lighting, Energy efficient pumps	Sale: 19% Rehab: 32 %

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:**	Sale : 94 lakhs Rehab : 88 lakhs
	O & M cost:	Sale : 9 lakhs Rehab : 8 lakhs

51.Environmental Management plan Budgetary Allocation

a) Construction phase (with Break-up):

Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)
1	Excavation & Debris management	NIL	12
2	Provision of sanitation facilities for labours	Provision of clean toilets, potable drinking water, Arrangements for first aid	7
3	Provision of health and safety facilities for labours	Medical tests, training in safety	0

4	Monitoring of environmental parameters	Monitoring of air, noise and water quality	2.50

b) Operation Phase (with Break-up):

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	Rain water harvesting	Rehab Bldg : 12 cum, 12 cum, 12 cum, 12 cum, 12 cum, Sale Bldg : 20 cum, 20 cum, 20 cum	Sale: 12 lakh Rehab: 5 lakh	Sale: 2 lakh Rehab: 0.5 lakh
2	Sewage treatment Plant	Rehab Bldg : 650 KLD Sale Bldg : 775 KLD	Sale: 120 lakh Rehab: 97 lakh	Sale: 25 lakh Rehab: 20 lakh
3	Solid waste management	Rehab Bldg : 1774 Kg/day Sale Bldg : 1815 Kg/day	Sale: 10 lakh Rehab: 15 lakh	Sale: 04 lakh Rehab: 05 lakh
4	Energy saving	LED lighting, VFD, Solar lighting, Energy efficient pumps	Sale: 94 lakh Rehab: 88 lakh	Sale: 9 lakh Rehab: 8 lakh
5	Landscaping	Tress will be planted	4.7	0.94
6	Firefighting measures	firefighting measures will be taken as per NBC	Sale: 70 lakhs Rehab: 60 lakhs	Sale: 5 lakhs Rehab: 2 lakhs
7	Sale: 5 lakhs Rehab: 2 lakhs	NA	0	2.50

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

Parking details:	**Number and area of basement:**	1 Basement in Sale building 3 for services Area: 814.57 sq.m
	Number and area of podia:	0
	Total Parking area:	571.21
	Area per car:	As per norms
	Area per car:	As per norms
	Number of 2-Wheelers as approved by competent authority:	0
	Number of 4-Wheelers as approved by competent authority:	652
	Public Transport:	NIL
	Width of all Internal roads (m):	6M
	CRZ/ RRZ clearance obtain, if any:	NA
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	0
	Category as per schedule of EIA Notification sheet	8 (b) Category B
	Court cases pending if any	NIL
	Other Relevant Informations	NIL
	Have you previously submitted Application online on MOEF Website.	No
	Date of online submission	-

TOR Suggested Changes

Consolidated Statement Point Number	Original Remarks	Submitted Changes
Name of Project	Ruparel Optima- Proposed SRA Scheme on land bearing CTS nos. 471A (Pt.) of village Kandivali, Taluka Borivali, Mumbai	Ruparel Optima - Proposed SRA Scheme" Ganesh Nagar SRA CHS, Shivsagar SRA CHS, Janpriya SRA CHS, Bahar SRA CHS, Adarsh SRA CHS, Sahara CHS of village Kandivali in R/S ward of MCGM, Taluka Borivali, Mumbai
Type of institution	Private	Private
Name of Project Proponent	Shree Siddhivinayak Infrastructure and Realty	Ruparel Infra & Realty Pvt. Ltd
Name of Consultant	Aditya Environmental Services Pvt. Ltd.	Aditya Environmental Services Pvt. Ltd.

New project / expansion in existing project / modernization / diversification in existing project	New	New
If expansion / diversification, whether environmental clearance has been obtained for existing project	No	No
Location of the project	Proposed SRA: Ganesh Nagar SRA CHS, Shivsagar SRA CHS, Janpriya SRA CHS, Bahar SRA CHS, Adarsh SRA CHS, Sahara CHS on land bearing CTS nos. 471A (Pt.) of village Kandivali in R/S ward of MCGM	Proposed SRA : Ganesh Nagar SRA CHS, Shivsagar SRA CHS, Janpriya SRA CHS, Bahar SRA CHS, Adarsh SRA CHS, Sahara CHS on land bearing CTS nos. 471A (Pt.) of village Kandivali in R/S ward of MCGM, Taluka Borivali, Mumbai
Taluka	Borivali	Borivali
Village	Kandivali	Kandivali
Correspondence Name	Mr. Amit Ruparel	Mr. Amit Ruparel
Room Number	0	0
Floor	12th	12th
Building Name	Ruparel Iris	Ruparel Iris
Road/Street Name	Senapati Bapat Marg	Senapati Bapat Marg
Locality	Matunga West Station	Matunga West Station
City	Mumbai	Mumbai
Area of the project	Municipal Corporation of Greater Mumbai	Municipal Corporation of Greater Mumbai
IOD / IOA / Concession / Plan Approval Number	SRA/ENG/1499/RS/STGL/LOI	SRA/ENG/1499/RS/STGL/LOI
Note on the initiated work (If applicable)	NA	NA
LOI / NOC / IOD from MHADA / Other approvals (If applicable)	SRA/ENG/1499/RS/STGL/LOI	SRA/ENG/1499/RS/STGL/LOI
Total Plot Area (sq. m.)	24,566.34	24,566.34
Deductions SQ.M	3375.03	3375.03
Net Plot area SQ.M	21,191.31	21,191.31
PROPOSED FSI AREA SQ.M	95721.7	97864.22
PROPOSED NON FSI SQ.M	69199.56	71390.15
TOTAL BUA SQ.M SQ.M	1,64,921.26	1,69,397.63
Approved FSI area SQ.M	76,291.31	76,291.31
Approved Non FSI area SQ.M	44,525.32	44,525.32
Date of Approval	28/09/2017	28/09/2017

Total ground coverage SQ.M	6352.27	6352.27
Ground-coverage Percentage %	29.9	29.9
PROJECT COST RS. IN CRORES	796.18	796.18
NO. OF REHAB BUILDINGS	5	5
NO. OF SALE BUILDINGS	3	3
REHAB BUILDING 1	Ground + 18 (pt) UF	Ground + 23 UF
REHAB BUILDING 2	Ground + 23 UF	Ground + 23 UF
REHAB BUILDING 3	Ground + 23 UF	Ground + 23 UF
REHAB BUILDING 4	Ground + 23 UF	Ground + 23 UF
REHAB BUILDING 5	Ground + 23 UF	Ground + 23 UF
SALE BUILDING 1	Ground + 2 (Commercial) + 3rd to 40th UF (Residential)	Basement + Ground + 2 (Commercial) + 1st to 40th UF (Residential)
SALE BUILDING 2	Ground + 1st to 42nd UF	Basement + Ground + 1st to 42nd UF
SALE BUILDING 3	Basement + Ground + 1 (commercial) + 2nd to 41st UF (residential)	Basement + Ground + 1 (Commercial) + 1st to 41st UF (Residential)
MAXIMUM HEIGHT OF BUILDING IN METERS	REHAB: 69.60, SALE : 135	REHAB: 69.60, SALE : 135
NO. OF UNITS REHAB 1	FLATS : 2759, SHOPS: 232	FLATS : 2784, SHOPS: 224
Number of expected residents / users	11724	12430 (Rehab: 6155 nos. and Sale: 6275 nos)
Tenant density per hectare	650	699
Right of way (Width of the road from the nearest fire station to the proposed building(s)	13.40 M wide DP road & 27.45 M Link Road	13.40 M wide DP road & 27.45 M Link Road
Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	7.5-9m	7.5-9m
Existing structure (s) if any	910 slums	910 slums
Details of the demolition with disposal (If applicable)	Will be done as per concerned authority norms	Will be done as per concerned authority norms
Source of water	MCGM + STP Recycled water for flushing, gardening	MCGM + STP Recycled water for flushing, gardening
Fresh water (CMD)	1002	1082
Recycled water - Flushing(CMD):	516	544
Recycled water - Gardening (CMD):	9	9

Swimming pool make up (Cum):	2	2
Total Water Requirement	1518	1637
Fire fighting - Underground water tank(CMD)	Rehab Bldg 1 = 150 cum, Rehab Bldg 2, 3, 4, 5 : 250 cum, Sale 1 = 200 cum for each	Rehab Bldg 1 = 150 cum, Rehab Bldg 2, 3, 4, 5 : 250 cum, Sale 1 = 200 cum for each
Fire fighting - Overhead water tank(CMD):	Rehab : 20 cum for each wing Sale : 30 cum for each wing	Rehab : 20 cum for each wing Sale : 30 cum for each wing
Excess treated water	751	820
Fresh water (CMD) - wet season	1002	1082
Recycled water - Flushing(CMD): - wet season	516	544
Recycled water - Gardening (CMD): wet season	0	0
Swimming pool make up (Cum): - wet season	2	2
Total Water Requirement (Wet Season)	1520	1628
Excess treated water	759	822
Level of the Ground water table	Between 3.0 to 3.5 m below ground	Between 3.0 to 3.5 m below ground
Size and no of RWH tank(s) and Quantity	Rehab: 12 cum for each bldg Sale: 20 cum for each bldg	Rehab: 12 cum for each bldg Sale: 20 cum for each bldg
Location of the RWH tank(s):	Rehab Bldg : Ground, Sale Bldg : Ground	underground
Quantity of recharge pits:	NA	NA
Size of recharge pits	NA	NA
Budgetary allocation (Capital cost) :	Sale : 12 lakh Rehab : 5 lakh	Sale : 12 lakh Rehab : 5 lakh
Budgetary allocation (O & M cost) :	Sale : 02 lakh Rehab : 0.5 lakh	Sale : 02 lakh Rehab : 0.5 lakh
Details of UGT tanks if any	domestic: 1061 cum, flushing: 536 cum	domestic: 1061 cum, flushing: 536 cum
Natural water drainage pattern:	Storm water drain is laid at a slope of 1: 300 to the municipal outfall outside the plot. Rain water from site shall be collected by network of storm water piping system through catch basins and storm channel & then allowed to connect to the public storm water line outside the plot boundary.	Storm water drain is laid at a slope of 1: 300 to the municipal outfall outside the plot. Rain water from site shall be collected by network of storm water piping system through catch basins and storm channel & then allowed to connect to the public storm water line outside the plot boundary.
Quantity of storm water:	0.13cm/sec R:0.065	0.13cm/sec R:0.065
Size of SWD	600 mm wide and 450mm deep drain channel	600 mm wide and 450mm deep drain channel
Sewage generation in KLD:	Rehab Bld. : 641 KLD Sale Bld. : 767 KLD	Rehab Bld. : 733 KLD Sale Bld. : 785 KLD
STP technology	MBBR	MBBR

Capacity of STP	Rehab Bldg : 650 KLD Sale Bldg : 775 KLD	Rehab Bldg : 810 KLD Sale Bldg : 870 KLD
Location & area of the STP	Rehab Bldg : Ground, Sale Bldg : Ground	Rehab Bldg : Underground, Sale Bldg : underground
Budgetary allocation (Capital cost):	Sale : 120 lakh Rehab : 97 lakh	Sale : 120 lakh Rehab : 97 lakh
Budgetary allocation (O & M cost):	Sale : 25 lakh Rehab : 20 lakh	Sale : 25 lakh Rehab : 20 lakh
Waste generation	Excavation quantity: 3,095.366 cu.m Demolition debris: 16,482.8 cu. ft	Excavation quantity: 3,095.366 cu.m Demolition debris: 16,482.8 cu. ft
Disposal of the construction waste debris:	Debris generated during construction phase will be collected at one place and will be disposed off to MCGM approved land-filling sites	Debris generated during construction phase will be collected at one place and will be disposed off to MCGM approved land-filling sites
Others if any	NA	NA
Location(s):	Ground	Ground
Area for the storage of waste & other material:	Sale : 20 sqm Rehab : 30 sqm	Sale : 20sqm Rehab : 30 sqm
Area for machinery	Sale : 15sqm Rehab : 20sqm	Sale : 15sqm Rehab : 20sqm
Capital cost:	Sale : 10 lakh Rehab : 15 lakh	Sale : 10 lakh Rehab : 15 lakh
O & M cost:	Sale : 04 lakh Rehab : 05 lakh	Sale : 04 lakh Rehab : 05 lakh
Amount of effluent generation (CMD):	NA	NA
Capacity of the ETP:	NA	NA
Amount of treated effluent recycled :	NA	NA
Amount of water send to the CETP:	NA	NA
Membership of CETP (if require):	NA	NA
Note on ETP technology to be used	NA	NA
Disposal of the ETP sludge	NA	NA
Hazardous Waste Details	NA	NA
Stacks emission Details	NA	NA
Details of Fuel to be used	NA	NA
Total RG area IN SQ.M	1722.97	1862.55
No of trees to be cut	5	5
Number of trees to be planted:	10	10
List of proposed native trees:	list of proposed native trees are given in table 45	list of proposed native trees are given in EIA report
Timeline for completion of plantation:	4 years after completion of the project	4 years after completion of the project
Total quantity of plants on ground	86 + 10 +2 = 98	86 + 10 +2 = 98

Number and list of shrubs and bushes species to be planted in the podium RG:	list of proposed native trees are given in table 45	list of proposed native trees are given in EIA report
Source of power supply :	TATA Power	TATA Power
During Construction Phase: (Demand Load)	Sale : 500KW Rehab : 500KW	Sale : 500KW Rehab : 500KW
DG set as Power back-up during construction phase	Sale : 180Kva Rehab : 180 Kva	Sale : 180Kva Rehab : 180 Kva
During Operation phase(Connected load):	Sale : 14.4MVA Rehab : 5.6 MVA	Sale : 14.4MVA Rehab : 5.6 MVA
During Operation phase (Demand load):	Sale : 5.9 MVA Rehab : 3.2 MVA	Sale : 5.9 MVA Rehab : 3.2 MVA
Transformer:	Sale : 750 x 6nos. Rehab : 1500 x 3nos.	Sale : 750 x 6nos. Rehab : 1500 x 3nos.
DG set as Power back-up during operation phase:	Sale : 750Kva x 1no Rehab : 180Kva x 1no 250Kva x 2nos	Sale : 750Kva x 1no Rehab : 180Kva x 1no 250Kva x 2nos
Details of high tension line passing through the plot if any:	33Kva	33Kva
Fuel used	Diesel	Diesel
Energy saving by non-conventional method	Solar lighting, Solar PV System	• Use of Solar energy for street & landscape lighting • Solar water heater (one toilet for all apartment)
Detail calculations & % of saving	sale: 19%, Rehab: 32%	sale: 17%, Rehab: 36%
Capital cost	Sale : 94 lakhs Rehab : 88 lakhs	Sale : 94 lakhs Rehab : 88 lakhs
O & M cost	Sale : 9 lakhs Rehab : 8 lakhs	Sale : 9 lakhs Rehab : 8 lakhs
EMP construction phase	capital cost:21.50	capital cost: 21.50 lacs
EMP operation phase	capital cost: 645.7 lacs; recurring cost:81.44 lacs	capital cost: 536.05 lacs, recurring cost:92.54 lacs
Nos. of the junction to the main road & design of confluence	2	2
Number and area of basement:	1 Basement in each Sale building for services Area: 814.57 sq.m	1 Basement in each Sale building for services Area: 814.57 sq.m
Number and area of podia:	0	0
Total Parking area	571.21	571.21
Area per car	as per norms	as per norms
Number of 2-Wheelers as approved by Competent authority:	0	0
Number of 2-Wheelers as approved by Competent authority:	For residential: 531 nos, For commercial: 121nos	Sale parking : 310 nos. Rehab parking : 354 nos. Total : 654 nos.
Public Transport	NA	NA

Width of all Internal roads (m):	6m	6m
CRZ/ RRZ clearance obtain, if any	NA	NA
Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	na	na
Category as per schedule of EIA Notification sheet	8 (b) Category B	8 (b) Category B
Court cases pending if any	NA	NA
Other Relevant Information's	NA	NA
Have you previously submitted Application online on MOEF Website	NO	NO
Date of online submission	NA	NA

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. Aditya Environmental Services Pvt. Ltd.

Committee noted that, the application is submitted by Shree Siddhivinayak Infrastructure and Realty & Representative of PP is from Ruparel Infra. PP has not submitted the authority letter; hence ***the proposal is deferred and shall be considered only after the submission of authority letter.***

DECISION OF SEAC

Committee noted that, the application is submitted by Shree Siddhivinayak Infrastructure and Realty & Representative of PP is from Ruparel Infra. PP has not submitted the authority letter; hence ***the proposal is deferred and shall be considered only after the submission of authority letter.***

Specific Conditions by SEAC:

FINAL RECOMMENDATION

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

Agenda of 107th Meeting of State Expert Appraisal Committee-2 (SEAC-2)

SEAC Meeting number: 107 **Meeting Date** July 29, 2019

Subject: Environment Clearance for Proposed S. R. Scheme on Plot bearing CTS No. 255, 255/1TO3, 259(PT) 259/1 TO 25 OF Village Bandivali, K/E At Caves Roads Jogeshwari (E) Mumbai -400060 by M/s. So Lucky Builders.

Is a Violation Case: No

1.Name of Project	Proposed S. R. Scheme on Plot bearing CTS No. 255, 255/1TO3, 259(PT) 259/1 TO 25 OF Village Bandivali, K/E At Caves Roads Jogeshwari (E) Mumbai -400060 by M/s. So Lucky Builders.
2.Type of institution	Private
3.Name of Project Proponent	M/s. So lucky Builders
4.Name of Consultant	Mr. H K Desai. Enviro Analysts and Engineers Pvt. Ltd. B 1003, Enviro House, 10th Floor, Western edge II Western Express Highway, Borivali (E) Mumbai 400066.
5.Type of project	S R Scheme (Residential, Commercial, Educational & Mercantile)
6.New project/expansion in existing project/modernization/diversification in existing project	New Project
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	Not applicable
8.Location of the project	Plot bearing CTS No. 255, 255/1TO3, 259(PT) 259/1 TO 25 OF Village Bandivali, K/E At Caves Road, Jogeshwari (E) Mumbai -400060.
9.Taluka	Andheri
10.Village	Bandivali
Correspondence Name:	Mr. Deepak Patel
Room Number:	15
Floor:	NA
Building Name:	Amita CHS ltd Society No 30
Road/Street Name:	NA
Locality:	SVP Nagar, Mhada, Andheri W.
City:	Mumbai 400053.
11.Whether in Corporation / Municipal / other area	Municipal Corporation of Greater Mumbai (MCGM)
12.IOD/IOA/Concession/Plan Approval Number	yes
	IOD/IOA/Concession/Plan Approval Number: SRA/ENG/2280/KE/PVT/AP DATED- 13/04/2018
	Approved Built-up Area: 19945.11
13.Note on the initiated work (If applicable)	Constructed FSI: 13701.97 sq m , Constructed Non FSI: 6131.80 sq m Total constructed BUA: 19833.77 sq m
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	Amended IOD Granted dated: 13-04-2018 Under No.: SRA/ENG/2280/KE/PVT/AP.
15.Total Plot Area (sq. m.)	5881. 35 sq m
16.Deductions	For Setback / D. P Road: 885.62 sq m
17.Net Plot area	4995.73 sq m
18 (a).Proposed Built-up Area (FSI & Non-FSI)	**a) FSI area (sq. m.):** 18941.06
	b) Non FSI area (sq. m.): 11039.03
	c) Total BUA area (sq. m.): 29980.09
18 (b).Approved Built up area as per DCR	**Approved FSI area (sq. m.):** 14283. 09 sq m
	Approved Non FSI area (sq. m.): 5662.02 sq m
	Date of Approval: 13-04-2018
19.Total ground coverage (m2)	2715.05
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	54.35
21.Estimated cost of the project	1750000000

22.Number of buildings & its configuration

Serial number	Building Name & number	Number of floors	Height of the building (Mtrs)
1	Rehab- Wing A, B Composite Building	Part basement + Gr + 16 floors	49.05
2	Sale- Wing C, D Composite Building	Basement + Gr + 11 (pt) floors	48.90
3	Sale- Wing E Composite Building	Gr + 5th (pt) + 6th (pt) + 7th (pt) floors	34.20
4	Building No-2 School & Market	Gr + 4th (pt) + 5th(pt) floors	21.75
5	Parking Tower (mechanical Parking)	Gr + 18 level	47.00
6	Parking Tower (mechanical Parking)	Gr + 22 level	51.85

23.Number of tenants and shops	Rehab Tenants = 93 nos. Rehab Res. + Comm = 3 nos. Rehab Commercial = 33 nos. Balwadi - 1 Welfare center - 1, Society office – 1, Amenity – 1. Sale Commercial =253 nos. School = 19 nos. Class Rooms
24.Number of expected residents / users	Total: 2552 nos. Rehab Residential: 486 nos. Sale Commercial: 1362 nos. School & Market: 704 nos.
25.Tenant density per hectare	969
26.Height of the building(s)	
27.Right of way (Width of the road from the nearest fire station to the proposed building(s)	13.40 m wide D. P. Road and 6.00 M wide Internal Municipal Market Road Maintained by MCGM
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	Rehab Wing A & B – Part basement + Ground + 16 floors is constructed and part occupied Sale Wing C, D- Basement + ground + 8 floors is constructed.
30.Details of the demolition with disposal (If applicable)	Demolition waste of remaining slums will be managed as per Construction and Demolition Waste Management Rules 2016

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 and Recycled water
	Fresh water (CMD):	78 KLD
	Recycled water - Flushing (CMD):	71 KLD
	Recycled water - Gardening (CMD):	2 KLD
	Swimming pool make up (Cum):	NA
	Total Water Requirement (CMD) :	151 KLD
	Fire fighting - Underground water tank(CMD):	350 KLD
	Fire fighting - Overhead water tank(CMD):	55 KLD
	Excess treated water	52 KLD
Wet season:	**Source of water**	MCGM, Recycled water and RWH
	Fresh water (CMD):	78 KLD
	Recycled water - Flushing (CMD):	71 KLD
	Recycled water - Gardening (CMD):	NA
	Swimming pool make up (Cum):	NA
	Total Water Requirement (CMD) :	149 KLD
	Fire fighting - Underground water tank(CMD):	350 KLD
	Fire fighting - Overhead water tank(CMD):	55 KLD
	Excess treated water	50 KLD
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:**	4 m
	Size and no of RWH tank(s) and Quantity:	Rehab: 25 cum & 1 no. Sale: 65 cum & 1 no.
	Location of the RWH tank(s):	Basement
	Quantity of recharge pits:	NA
	Size of recharge pits :	NA
	Budgetary allocation (Capital cost) :	Rs. 7 lakh
	Budgetary allocation (O & M cost) :	Rs. 1 lakh
	Details of UGT tanks if any :	Rehab + School: 1 no. Sale: 1 no.
35.Storm water drainage	**Natural water drainage pattern:**	As per the natural slope of the site.
	Quantity of storm water:	0.117 m3 / sec
	Size of SWD:	0.6 m x 0.3 m
Sewage and Waste water	**Sewage generation in KLD:**	138 KLD
	STP technology:	MBBR
	Capacity of STP (CMD):	150 KLD
	Location & area of the STP:	Underground (Basement 1)
	Budgetary allocation (Capital cost):	Rs. 22 lakhs
	Budgetary allocation (O & M cost):	Rs. 5 lakhs
36.Solid waste Management		
Waste generation in the Pre Construction and Construction phase:	**Waste generation:**	1. Empty bags: 11380 nos. 2. Steel: 1.7 MT 3. Aggregates: 3.4 MT 4. Broken tiles: 540 sq m 5. Empty Paint Cans (20 litre/ can): 427 nos.
	Disposal of the construction waste debris:	Empty bags to be handed over to local recyclers, Steel to e handed over to local recyclers, Aggregates to be used for layering internal roads, Broken tiles to be used for terraces and empty paint cans to be sold.
Waste generation in the operation Phase:	**Dry waste:**	1052 kg /day
	Wet waste:	972 kg / day
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	6.5 kg
	Others if any:	NA

Mode of Disposal of waste:	**Dry waste:**	Will be handed over to recyclers.
	Wet waste:	Biodegradable waste will be processed in OWC and manure so obtained will be used for landscaping
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	WILL BE USED AS MANURE
	Others if any:	NA
Area requirement:	**Location(s):**	Below ground (basement 1)
	Area for the storage of waste & other material:	58 sq m
	Area for machinery:	10 sq m
Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	Rs. 14 lakhs
	O & M cost:	Rs. 4 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 :**	452. 70 sq m
	No of trees to be cut :	NIL
	Number of trees to be planted :	52 nos.
	List of proposed native trees :	As given below
	Timeline for completion of plantation :	Before operation of the project.

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

Serial Number	Name of the plant	Common Name	Quantity	Characteristics & ecological importance
1	Ficus Benghalenis	Wad	1	tropical and flowering
2	Ficus religosa	Pimpal	1	Tropical
3	Ficus glomerata	Umbar	1	tropical and flowering
4	Bahunia racemosa	Kancahan	1	Flowering
5	Anthocephalas cadamba	Kadamba	1	Flowering
6	Adenanthera lavania	Gunj	1	Flowering
7	Butea monospema	Palas	2	Tropical
8	Azadirecta indica	Neem	1	tropical and MEdicinal
9	Saitenea mahagun	Mhaguni	2	Flowering
10	Mimusops mauhua	Mohua	1	Flowering
11	Cassia fistula	Bhava	1	Flowering
12	Tictonia gandris	Sag	1	Tropical hardwood
13	Terminalea arjuna	Arjun	1	Flowering
14	Anoresus latibolea	Ain	1	Tropical
15	Terminalia paniculata	Kinjal	1	Tropical
16	Saraca indica	Seeta Ashoka	1	Rain forest tree
17	Collophyllum inophyllum	Undal	1	Evergreen
18	Mesua ferrea	Naag keshar	1	Evergreen flowering
19	Magnolea champaka	Champaka	1	Evergreen flowering
20	Evergreen flowering	Shivan	1	Deciduous tree
21	Albeizea lebbek	Shirish	2	tropical
22	Pongamea glabra	Karanj	2	tropical
23	Mimosops elemgi	Bakul	1	Evergreen flowering
24	Aegle marmelos	Bael	1	Flowering
25	Lagertonea tharlli	Taman	2	Flowering
26	Termenalia bellarica	Hirda	1	Deciduous tree
27	Termenelia chibuta	behda	1	Deciduous tree
28	Cocos nucifera	Coconut	1	Flowering
29	Phullanthus cmblica	Aavala	1	Flowering
30	Acacea catechu	Khair	1	Deciduous tree

31	Oraxylum indium	Tetu	1	Flowering
32	Nyctanthus odoritissimus	Parijatak	1	Flowering
33	Putranjeva roxburjgii	putranjeeva	1	Evergreen
34	Sterculea foetida	Jangali Badam	1	Flowering
35	Sapindus lorifolea	Beeba	1	Medicinal
36	Thivetea neribolea	Thivetiea	2	Flowering
37	Sapindus trifoliatus	Ritha	1	Medicinal
38	Santalum album	Chandan	2	Medicinal
39	Careyanarbore	Kumbha	2	Tropical
40	Plumeric alba	Chafa	1	Flowering
41	Phoenix dacelyflora	Khajur	2	Flowering
42	Caryota albertii	Fish tail palm	2	Tropical
43	Total	-	52	-
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 :**	Reliance / TATA Power
	During Construction Phase: (Demand Load)	80 kW
	DG set as Power back-up during construction phase	100 KVA
	During Operation phase (Connected load):	2013 kW
	During Operation phase (Demand load):	1209 k W
	Transformer:	NA
	DG set as Power back-up during operation phase:	1 x 125 KVA, 1 x 250 KVA
	Fuel used:	HSD
	Details of high tension line passing through the plot if any:	NA

48.Energy saving by non-conventional method:

Solar PV panel and LED lights.
BEE star rating electrical equipment would be used.

49.Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
1	Total % Savings	12

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. 35 lakhs
	O & M cost:	Rs. 1 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 area	2
2	Noise Environment	Noise Barricades and Green Belt Developments	1
3	Water Environment	Modular STP, Drainage with sedimentation tanks	2
4	Good Health Practices	Site Sanitation & Health	2
5	Environment Monitoring	Air, water, noise soil monitoring during construction phase	6

b) Operation Phase (with Break-up):

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	Rain Water Harvesting	RHW tanks	7	1
2	Waste water management	STP	22	5
3	Solid waste management	OWC	14	4
4	Landscaping	Green Belt Development	7	1
5	Energy conservation	Solar Savings	35	1

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:**	One basement
	Number and area of podia:	NA
	Total Parking area:	3095.54 sq m
	Area per car:	28.93
	Area per car:	28.93
	Number of 2-Wheelers as approved by competent authority:	NA
	Number of 4-Wheelers as approved by competent authority:	In parking tower: 108 nos.
	Public Transport:	Jogeshwari Railway Station.
	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	NA
	Other Relevant Informations	NA
	Have you previously submitted Application online on MOEF Website.	Yes
	Date of online submission	25-08-2018

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. Enviro Analysts and Engineers Pvt. Ltd.

PP informed that, the project under consideration is proposed new SR Scheme (residential, commercial, educational & mercantile) project. PP further stated that, the total plot area of the project is 5881. 35 Sq.mt having total construction area 29980.09Sq. mt. (FSI - 18941.06 Sq.mt. + NON FSI- 11039.03) Sq. mt.) and the building configuration is as follow-

Building Name & number	Number of floors	Height (Mtrs)
Rehab- Wing A, B Composite Building	Part basement + Gr + 16 floors	49.05
Sale- Wing C, D Composite Building	Basement + Gr + 11 (pt) floors	48.90
Sale- Wing E Composite Building	Gr + 5th (pt) + 6th (pt) + 7th (pt) floors	34.20
Building No-2 School & Market	Gr + 4th (pt) + 5th(pt) floors	21.75
Parking Tower (mechanical Parking)	Gr + 18 level	47.00
Parking Tower (mechanical Parking)	Gr + 22 level	51.85

It is noted that the project earlier considered in 104th SEAC-2 Day-2 Meeting held on 27-06-2019 & deferred with observations namely 1) to kept RG of 699 Sq.mt instead of 452. 70 Sq.mt. 2) to upload the copy of layout plan approved in 2015. 3) to revise the same & to provide 6 mt clear drive way along with 9mt turning radius all around building for fire tender movement. 5) to upload railway NoC. 6) to abide the all conditions stipulated in the CFO NoC. Accordingly, PP submitted the compliance which was taken on record.

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 below points.

Specific Conditions by SEAC:

1) PP to upload railway NoC and to abide all the conditions stipulated in the same.
2) The PP to get NOC from competent authority with reference to Thane creek flamingo sanctuary if the project site falls within 10 Km radius from the said sanctuary boundary. The planning authority to ensure fulfilment of this condition before granting CC.
3) PP to submit CER prescribed by MoEF&CC circular dated 1.5.2018 relevant to the area and people around the project or Environment Department may direct PP to undertake CER work in identified area, as identified by Environment Department

FINAL RECOMMENDATION

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

Agenda of 107th Meeting of State Expert Appraisal Committee-2 (SEAC-2)

SEAC Meeting number: 107 **Meeting Date** July 29, 2019

Subject: Environment Clearance for Proposed Residential Re-development of Existing Residential building No. 20 & 21,"Aaradhya EastWind CHS LTD" on Plot bearing C.T.S. No. 351(pt)/ 351(pt) 35 to 42, S.No.113(pt) of Village Hariyali, at Tagore Nagar, Vikhroli (E), S - Ward, Mumbai by M/s. MICL Developers LLP

Is a Violation Case: No

1.Name of Project	Aaradhya EastWind CHS LTD
2.Type of institution	Private
3.Name of Project Proponent	M/s. MICL Developers LLP
4.Name of Consultant	Enviro Analysts & Engineers Pvt. Ltd.
5.Type of project	Re-development of Housing Scheme of MHADA
6.New project/expansion in existing project/modernization/diversification in existing project	New Project
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	Not applicable
8.Location of the project	Plot bearing C.T.S. No. 351(pt)/ 351(pt) 35 to 42, S.No.113(pt) of Village Hariyali, at Tagore Nagar, Vikhroli (E), S - Ward, Mumbai
9.Taluka	Mumbai Suburban
10.Village	Hariyali
Correspondence Name:	Mr. Ravindra Yevale
Room Number:	-
Floor:	12th Floor
Building Name:	Krushal Commercial Complex
Road/Street Name:	G M Road
Locality:	Chembur (W)
City:	Mumbai, Maharashtra 400089
11.Whether in Corporation / Municipal / other area	MCGM
12.IOD/IOA/Concession/Plan Approval Number	Yes
	IOD/IOA/Concession/Plan Approval Number: MHADA IOA number : EE/BP Cell/GM/MHADA-8/111/2019 Dated 26-03-2019
	Approved Built-up Area: 24763.24
13.Note on the initiated work (If applicable)	-
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	MHADA NOC No. CO/MB/REE/NOC/F-988/1554/2018 Dated 21-09-2018
15.Total Plot Area (sq. m.)	1819.97 sqm
16.Deductions	Nil
17.Net Plot area	1819.97 sqm
18 (a).Proposed Built-up Area (FSI & Non-FSI)	**a) FSI area (sq. m.):** 13989.09
	b) Non FSI area (sq. m.): 10774.15
	c) Total BUA area (sq. m.): 24763.24
18 (b).Approved Built up area as per DCR	**Approved FSI area (sq. m.):** 13989.09
	Approved Non FSI area (sq. m.): 10774.15
	Date of Approval: 26-03-2019
19.Total ground coverage (m2)	996.38
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	54.74 %
21.Estimated cost of the project	1050000000

22.Number of buildings & its configuration

Serial number	Building Name & number	Number of floors	Height of the building (Mtrs)
1	Aaradhya EastWind	Ground Floor (Mechanical parking & entrance lobbies) + 1st to 9th floor (part mechanical parking & 4 habitable flats per floor) + 10th to 34th floor (8 habitable flats per floor) + Part terrace amenity floor	115.40 m

23.Number of tenants and shops	Tenants: 228 no's
24.Number of expected residents / users	1140 nos.
25.Tenant density per hectare	1252
26.Height of the building(s)	
27.Right of way (Width of the road from the nearest fire station to the proposed building(s)	12.0 m wide D. P Road
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	2 no's of MHADA Buildings was existed (Building no 20 & 21)
30.Details of the demolition with disposal (If applicable)	Demolition done as per the permission granted by competent authority and c & d waste management rules 2016.

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 and Recycled Water from STP
	Fresh water (CMD):	103
	Recycled water - Flushing (CMD):	51
	Recycled water - Gardening (CMD):	3
	Swimming pool make up (Cum):	NA
	Total Water Requirement (CMD) :	157
	Fire fighting - Underground water tank(CMD):	250 cum
	Fire fighting - Overhead water tank(CMD):	150 cum
	Excess treated water	85 KLD
Wet season:	**Source of water**	MCGM and Recycled Water from STP and RWH
	Fresh water (CMD):	103
	Recycled water - Flushing (CMD):	51
	Recycled water - Gardening (CMD):	-
	Swimming pool make up (Cum):	NA
	Total Water Requirement (CMD) :	154
	Fire fighting - Underground water tank(CMD):	250 cum
	Fire fighting - Overhead water tank(CMD):	150 cum
	Excess treated water	88 KLD
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:**	1.5 m to 4.0 m
	Size and no of RWH tank(s) and Quantity:	1 No and 52 cum
	Location of the RWH tank(s):	Underground water tank
	Quantity of recharge pits:	Nil
	Size of recharge pits :	Nil
	Budgetary allocation (Capital cost) :	Rs. 30.0 Lakhs
	Budgetary allocation (O & M cost) :	Rs. 1.50 lakh/ annum
	Details of UGT tanks if any :	Domestic water tank 104 cum Flushing water tank 58 cum Firefighting tank 250 cum RWH tank 52 cum
35.Storm water drainage	**Natural water drainage pattern:**	The storm water collected through the storm water drains will be discharged into the external SWD.
	Quantity of storm water:	0.05 m3/sec
	Size of SWD:	0.6 m depth × 0.45 m width
Sewage and Waste water	**Sewage generation in KLD:**	134
	STP technology:	MBBR
	Capacity of STP (CMD):	1 No. and 140 KLD
	Location & area of the STP:	On Ground and Area: 80 sqm
	Budgetary allocation (Capital cost):	Rs. 29.0 lakh
	Budgetary allocation (O & M cost):	Rs. 6.0 lakh /annum
36.Solid waste Management		
Waste generation in the Pre Construction and Construction phase:	**Waste generation:**	Preconstruction Waste will be Demolition Waste, Excavated Waste and Construction Phase waste will be Cement Bags, Scrap Metal and Paint Container
	Disposal of the construction waste debris:	Demolition done as per the permission granted by competent authority and c & d waste management rules 2016.
Waste generation in the operation Phase:	**Dry waste:**	205 kg per day
	Wet waste:	308 kg per day
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	6 kg per day
	Others if any:	NA

Mode of Disposal of waste:	**Dry waste:**	Will be hand over to Local Recyclers for recycling.
	Wet waste:	Will be processed in the OWC. Manure obtained shall be used for landscaping and excess manure shall be sold to nearby end users.
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	Dry Sludge used as for Landscaping
	Others if any:	NA
Area requirement:	**Location(s):**	Ground Level
	Area for the storage of waste & other material:	28 sqm
	Area for machinery:	5 sqm
Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	Rs. 6.0 Lakh
	O & M cost:	Rs. 1.80 Lakh/ 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 :**	94494.28 sqm (RG reservation)
	No of trees to be cut :	-
	Number of trees to be planted :	20 No's
	List of proposed native trees :	as noted below
	Timeline for completion of plantation :	At 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	Cocos Nucifera	Coconut	6	Medicinal tree
2	Forest Fig Tree	Jungali Umber	1	Medicinal tree
3	Polyalthia longifolia	Ashoka tree	8	Medicinal tree
4	Vitex Negundo	Nirgundi	1	Useful Tropical Plant
5	Delonix regia	Gulmohar	1	Useful Tropical Plant
6	Mangifera Indica	Mango Tree	1	Fruit tree
7	Syzygium Cumini	Jamun Tree	1	Fruit tree
8	Artocarpus heterophyllus	Jack Fruit	1	Fruit 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	-	-	-

47.Energy

Power requirement:	**Source of power supply :**	ADANI Power
	During Construction Phase: (Demand Load)	100 kVA
	DG set as Power back-up during construction phase	125 kVA
	During Operation phase (Connected load):	2154 kW
	During Operation phase (Demand load):	887 kW
	Transformer:	1250 kVA
	DG set as Power back-up during operation phase:	2 Nos and 250 kVA
	Fuel used:	HSD
	Details of high tension line passing through the plot if any:	NA

48.Energy saving by non-conventional method:

For Internal flat lighting, considered the Energy efficient Lighting fixtures to be used with electronic ballasts against conventional Fluorescence tube lights with conventional ballasts. This will save up to 50% of energy utilized for light fixtures. For Common areas, considered LED light fixtures against conventional T5 light fittings.

49.Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
1	Total % Savings	14%

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.18.0 lakhs
	O & M cost:	Rs. 1.0 lakh/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 & Noise Environment	Water Sprinkling, Green Belt Development, Covered storage area, Noise Barricades	3 Lakh
2	Water Environment	Modular STP, Drainage with sedimentation tanks	2 Lakh

3	Good Health Practices	Site Sanitation & Health Care	1.5 Lakh
4	Environment Monitoring	Air, water, noise soil monitoring during construction phase	3 Lakh

b) Operation Phase (with Break-up):

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	Water Conservation	RWH tanks	30.0 lakh	1.50 lakh/annum
2	Solid waste management	OWC	6.0 lakh	1.80 lakh/annum
3	Waste water management	STP	29.0 lakh	6.0 lakh/ /annum
4	Energy conservation	Solar	18.0 lakh	1.0 lakh/annum
5	Land Environment	Landscaping	2.0 lakh	0.20 lakh/annum

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 no's

Parking details:	**Number and area of basement:**	-
	Number and area of podia:	-
	Total Parking area:	2475 sqm
	Area per car:	Big Pit parking area: 13.75 sqm. Small Pit parking area: 10.35 sqm
	Area per car:	Big Pit parking area: 13.75 sqm. Small Pit parking area: 10.35 sqm
	Number of 2-Wheelers as approved by competent authority:	30 no's
	Number of 4-Wheelers as approved by competent authority:	180 no’s
	Public Transport:	Nil
	Width of all Internal roads (m):	-
	CRZ/ RRZ clearance obtain, if any:	NA
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	Sanjay Gandhi National Park boundary: 4.50 km as per ESZ notification dated: 5-12-2016
	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

Summorised in brief information of Project as below.

Brief information of the project by SEAC

Representative of PP Mr. Ravindra Yewale 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 new re-development of housing scheme of MHADA. PP further stated that, t*he total plot area of the project is 1819.97 Sq.mt. having total construction area 24763.24 Sq.mt. (FSI - 13989.09 Sq.mt. + NON FSI- 10774.15 Sq.mt.) and the building configuration is as follow-

Building Name & number	Number of floors	Height (Mtrs)
Aaradhya EastWind	Ground Floor (Mechanical parking & entrance lobbies) + 1st to 9th floor (part mechanical parking & 4 habitable flats per floor) + 10th to 34th floor (8 habitable flats per floor) + Part terrace amenity floor	115.40 m

It is noted that, Project has received Environmental clearance vide letter dated 23 Jan 2006.

It is noted that the project earlier considered in 102nd (Day-2)SEAC-2 Meeting held on 12-06-2019) & deferred with observations namely 1) to submit the letter from MHADA regarding No RG required for individual plot of MHADA layout. 2) PP to specify the ground coverage. 3) PP to explore measures to use maximum treated waste water to reduce disposal to 35-30%. 4) PP to explore the possibility to relocate the STP or minimum 40% area open to sky or other measures so that adequate ventilation will be there. 5) In view of large number of parking of flat owners on public roads thereby causing traffic jams noticed in the city, the PP is suggested to provide for at least one parking for each flat in the project. Accordingly, PP submitted the compliance which was taken on record.

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

record.

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

Specific Conditions by SEAC:

1) As agreed by PP, PP to upload the undertaking regarding utilisation of excess treated water in MHADA RG.
2) The PP to get NOC from competent authority with reference to Thane creek flamingo sanctuary if the project site falls within 10 Km radius from the said sanctuary boundary. The planning authority to ensure fulfilment of this condition before granting CC.
3) PP to submit CER prescribed by MoEF&CC circular dated 1.5.2018 relevant to the area and people around the project or Environment Department may direct PP to undertake CER work in identified area, as identified by Environment Department.
4) PP to ensure that the STP has minimum 40% openness to sky.

FINAL RECOMMENDATION

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

Agenda of 107th Meeting of State Expert Appraisal Committee-2 (SEAC-2)

SEAC Meeting number: 107 **Meeting Date** July 29, 2019

Subject: Environment Clearance for Amendment in EC for Proposed S.R. Scheme on land bearing C.S. No. 177(pt), 180(pt), 183(pt), 184(pt), 185(pt), 186(pt), 187(pt), 188(pt), 189(pt), 190(pt), 191(pt), I92(pt), 193(pt). 195(pt), 196(pt), I97(pt), 198(pt), 202(pt), 215(pt) & 22I(pt) of Dadar Naigaon Division in Sewree Wadala Estate Scheme No. 57 and C.S. no. 804(pt), 805(pt), 808(pt), 809(pt), 810, 811(pt) & 812(pt) in K/S ward of MCGM, Mumbai for "Mamta Sahakari Gruha Nirman Sanstha (Ltd.)"

Is a Violation Case: Yes

1.Name of Project	Amendment in EC for Proposed S.R. Scheme on land bearing C.S. No. 177(pt), 180(pt), 183(pt), 184(pt), 185(pt), 186(pt), 187(pt), 188(pt), 189(pt), 190(pt), 191(pt), I92(pt), 193(pt). 195(pt), 196(pt), I97(pt), 198(pt), 202(pt), 215(pt) & 22I(pt) of Dadar Naigaon Division in Sewree Wadala Estate Scheme No. 57 and C.S. no. 804(pt), 805(pt), 808(pt), 809(pt), 810, 811(pt) & 812(pt) in K/S ward of MCGM, Mumbai for "Mamta Sahakari Gruha Nirman Sanstha (Ltd.)"
2.Type of institution	Private
3.Name of Project Proponent	M/s Shree Sukhakarta Developers Pvt. Ltd.
4.Name of Consultant	AQURA Enviro Projects 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 Environmental Clearance Letter No. SEAC-2013/C.R.-318/TC-1 dated: 30th July 2013
8.Location of the project	Proposed S.R. Scheme on land bearing C.S. No. 177(pt), 180(pt), 183(pt), 184(pt), 185(pt), 186(pt), 187(pt), 188(pt), 189(pt), 190(pt), 191(pt), I92(pt), 193(pt). 195(pt), 196(pt), I97(pt), 198(pt), 202(pt), 215(pt) & 22I(pt) of Dadar Naigaon Division in Sewree Wadala Estate Scheme No. 57 and C.S. no. 804(pt), 805(pt), 808(pt), 809(pt), 810, 811(pt) & 812(pt) in K/S ward of MCGM, Mumbai for "Mamta Sahakari Gruha Nirman Sanslha (Ltd.)"
9.Taluka	Mumbai
10.Village	Wadala
Correspondence Name:	Mr. Amit Ruparel
Room Number:	NA
Floor:	12th
Building Name:	Ruparel Iris
Road/Street Name:	Senapati Bapat Marg
Locality:	Matunga West Station
City:	Mumbai
11.Whether in Corporation / Municipal / other area	Municipal Corporation of Greater Mumbai
12.IOD/IOA/Concession/Plan Approval Number	SRA/ENG/1596/FS/ML/LOI dated 29.12.2016
	IOD/IOA/Concession/Plan Approval Number: SRA/ENG/1596/FS/ML/LOI dated 29.12.2016
	Approved Built-up Area: 35656.90
13.Note on the initiated work (If applicable)	Sale Building :2B + G + 7Podium + 1 Amenity Floor + Residential 29 floors, Rehab Residential Building : 1B (Double Height) + Ground + 22 Floors. Total Constructed area till date is 71473.55 sq.m. as per earlier EC obtained with vide letter no. SEAC-2013/CR-318/TC-1
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	SRA/ENG/1596/FS/ML/LOI dated 29.12.2016
15.Total Plot Area (sq. m.)	10,602.44 Sq.mt
16.Deductions	1,465.88 Sq.mt. (DP R.G.), 1,771.08 Sq.mt. (Internal Road), 288.96 (15% RG TB Hospital) ,1271.10 (Area under TATA transmission line)
17.Net Plot area	5805.42 Sq.m
18 (a).Proposed Built-up Area (FSI & Non-FSI)	**a) FSI area (sq. m.):** 35656.90 Sqm
	b) Non FSI area (sq. m.): 48080.43 Sq.m
	c) Total BUA area (sq. m.): 83737.33

18 (b).Approved Built up area as per DCR	**Approved FSI area (sq. m.):** 35656.90
	Approved Non FSI area (sq. m.): 48080.43
	Date of Approval: 29-12-2016
19.Total ground coverage (m2)	3477.60 Sq.m
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	32.80 %
21.Estimated cost of the project	4418200000

22.Number of buildings & its configuration

Serial number	Building Name & number	Number of floors	Height of the building (Mtrs)
1	Rehab Building	1B (Double Height) + Ground + 22 upper Floors (G + 6 Residential Quarters for hospital Staff + Rehab residential flats & 7 to 22 rehab residential floors)	68.40
2	Sale Building	2B+G+7Podium+ Amenity floor + 46 Upper floors	196.10

23.Number of tenants and shops	Rehab Building: 540 flats Sale Building: 223 Flats Total Flats: 763
24.Number of expected residents / users	Rehab Building: 2160, Sale Building: 1154, total residents: 3314
25.Tenant density per hectare	681.56
26.Height of the building(s)	
27.Right of way (Width of the road from the nearest fire station to the proposed building(s)	24.40 m JerbaiWadia road
28.Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	7.5m – 9m
29.Existing structure (s) if any	Slums were demolished
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**	MCGM
	Fresh water (CMD):	298
	Recycled water - Flushing (CMD):	149
	Recycled water - Gardening (CMD):	4
	Swimming pool make up (Cum):	-
	Total Water Requirement (CMD) :	447
	Fire fighting - Underground water tank(CMD):	650
	Fire fighting - Overhead water tank(CMD):	80
	Excess treated water	209
Wet season:	**Source of water**	MCGM
	Fresh water (CMD):	298
	Recycled water - Flushing (CMD):	109
	Recycled water - Gardening (CMD):	-
	Swimming pool make up (Cum):	-
	Total Water Requirement (CMD) :	447
	Fire fighting - Underground water tank(CMD):	650
	Fire fighting - Overhead water tank(CMD):	80
	Excess treated water	253
Details of Swimming pool (If any)	3 CMD from tanker	

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:**	between 3.0 to 3.5 m below ground
	Size and no of RWH tank(s) and Quantity:	Sale – 2 day capacity of 36 cum tank, Rehab - 2 day capacity of 44 cum tank
	Location of the RWH tank(s):	Rehab: Basement, Sale: Basement
	Quantity of recharge pits:	NA
	Size of recharge pits :	NA
	Budgetary allocation (Capital cost) :	12 Lakh
	Budgetary allocation (O & M cost) :	1 Lakh per annum
	Details of UGT tanks if any :	Domestic: Rehab 195 CMD + Sale 105 CMD = Total 300 CMD Flushing: Rehab 100 CMD + Sale 52 CMD = Total 152 CMD Rain water harvesting tank: Rehab 44 CMD + Sale 36 CMD = Total 80 CMD Fire Fighting : Rehab 250 CMD + Sale 400 CMD = Total 650 CMD
35.Storm water drainage	**Natural water drainage pattern:**	Strom water drain is laid at a slope of 1: 350 to the municipal outfall outside the plot. Rainwater from site shall be collected by network of storm water piping system through catch basins and storm channel & then allowed to connect to the public storm water line outside the plot boundary.
	Quantity of storm water:	0.34 cum/s
	Size of SWD:	600 mm and 1000mm wide drain channel
Sewage and Waste water	**Sewage generation in KLD:**	403 KLD
	STP technology:	MBBR
	Capacity of STP (CMD):	2 nos of STP, Rehab: 265 KLD, Sale: 140 KLD
	Location & area of the STP:	Below Ground – Area of STP - Rehab: 200 Sq. m, Sale: 90 Sq. m
	Budgetary allocation (Capital cost):	80 Lakh
	Budgetary allocation (O & M cost):	10.5 Lakh per annum
36.Solid waste Management		
Waste generation in the Pre Construction and Construction phase:	**Waste generation:**	Construction Debris
	Disposal of the construction waste debris:	Disposal of construction waste will be as per Construction and Demolition and De-silting Waste (Management and Disposal) Rules 2006 at the designated site as directed by the MCGM.
Waste generation in the operation Phase:	**Dry waste:**	895 Kg/day
	Wet waste:	597 Kg/day
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	42 Kg/day
	Others if any:	NA

Mode of Disposal of waste:	**Dry waste:**	Dry waste would be further segregated into recyclable and non-recyclable. Recyclable will be handed over to authorize vendors and non-recyclable will be disposed off at MCGM landfill sites
	Wet waste:	Wet Garbage will be treated in Mechanical Composting Unit. Organic Waste Convertor (OWC) and the compost generated would be used as manure for gardening purpose and excess would be sold to authorize vendors.
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	Dry sludge would be used as manure for gardening purpose and excess would be sold to authorize vendors.
	Others if any:	NA
Area requirement:	**Location(s):**	On Ground
	Area for the storage of waste & other material:	Area 40 Sq. m
	Area for machinery:	Total for 2 OWC - Area 20 Sq. m
Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	20 Lakh
	O & M cost:	3.5 Lakh per 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 :**	625.11 Sq. m
	No of trees to be cut :	Nil
	Number of trees to be planted :	44
	List of proposed native trees :	Sita Ashok, Bakul, Neem, Parijatak, Kadamb
	Timeline for completion of plantation :	After Completion of construction work

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	Saraca asoka	Sita Ashok	10	Shady tree with red-yellow flowers
2	Mimusops elengi	Bakul	8	Shady Tree, white fragrant flowers
3	Azadiracta indica	Neem	9	Large Tree with medicinal value
4	Nyctanthes arbortristis	Parijatak	8	Large tree, good for roadside plantation
5	Anthocephallus cadamba	Kadamb	9	Shady, large tree, ball shaped 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	NA	NA	NA

47.Energy

Power requirement:	**Source of power supply :**	B.E.S.T.
	During Construction Phase: (Demand Load)	240 KW
	DG set as Power back-up during construction phase	NA
	During Operation phase (Connected load):	8849 KW
	During Operation phase (Demand load):	7079.2 KW
	Transformer:	Transformer size will be decided by vendor
	DG set as Power back-up during operation phase:	2 nos of DG set with 1250 KVA & 630 KVA
	Fuel used:	HSD
	Details of high tension line passing through the plot if any:	Yes

48.Energy saving by non-conventional method:

Use of Solar PV panels for common area lighting
Use of Solar Hot Water Geyser

49.Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
1	Solar power + ECBC Savings	15%

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:**	60 lakh
	O & M cost:	2.5 Lakh/annum

51.Environmental Management plan Budgetary Allocation

a) Construction phase (with Break-up):

Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)
1	Water Environment	Drinking water	1.0
2	Health	Sanitation	2.0
3	Health	Health check up	1.0
4	Air Environment	Water for dust suppression	1.0

b) Operation Phase (with Break-up):

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)

1	STP & Sewerage network	2 nos of STP, Rehab: 265 KLD, Sale: 140 KLD	80	10.5
2	RWH System	Sale – 2 day capacity of 36 cum tank, Rehab - 2 day capacity of 44 cum tank	12	1
3	Environmental Monitoring	6 monthly monitoring	0	5
4	Solid Waste Management	Organic waste Converter	20	3.5
5	Solar Installation	Solar PV panels & Solar Hot water geyser	60	2.5
6	Landscaping	Plantation & Maintenance of trees	10	1

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

Parking details:	**Number and area of basement:**	Rehab - 1 Basement – 2090.62 Sq. M. , Sale - 2 Basements: 4456.09 Sq. M.
	Number and area of podia:	Sale – 7 Podium – Area: 10739.19 Sq. M
	Total Parking area:	10739.19 Sq. M.
	Area per car:	13.75 sq. m
	Area per car:	13.75 sq. m
	Number of 2-Wheelers as approved by competent authority:	50
	Number of 4-Wheelers as approved by competent authority:	248
	Public Transport:	NA
	Width of all Internal roads (m):	6.00 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	Category 'B' 8(a) {Building and Construction projects = 20,000 sq. m. and <1,50,000 sq. m. of built-up area }
	Court cases pending if any	NA
	Other Relevant Informations	NA
	Have you previously submitted Application online on MOEF Website.	Yes
	Date of online submission	13-04-2018

SEAC DISCUSSION ON ENVIRONMENTAL ASPECTS

Summorised in brief information of Project as below.

Brief information of the project by SEAC

PP Mr. Amit Ruparel was present during the meeting along with environmental consultant M/s. Aditya Environmental Services Pvt. Ltd.

PP informed that, the project under consideration is *proposed expansion SRA scheme. PP further stated that, t*he total plot area of the project is 10,602.44 Sq.mt. having total construction area 83737.33 Sq.mt. (FSI - 35656.90 Sq.mt. + NON FSI- 48080.43Sq.mt.) and the building configuration is as follow-

Building Name & number	Number of floors	Height (Mtrs)
Rehab Building	1B (Double Height) + Ground + 22 upper Floors (G + 6 Residential Quarters for hospital Staff + Rehab residential flats & 7 to 22 rehab residential floors) 68.401B (Double Height) + Ground + 22 upper Floors (G + 6 Residential Quarters for hospital Staff + Rehab residential flats & 7 to 22 rehab residential floors)	68.40
Sale Building	2B+G+7Podium+ Amenity floor + 46 Upper floors	196.10

It is noted that, Project has received Environmental clearance vide letter dated 30th July 2013.

It is noted that the project earlier considered in 98th SEAC-2 Day-1 Meeting held on 03-05-2019 & deferred with observations namely 1) to submit the chronology of the project & explanatory note regarding underground services provided for Rehab building. Also to mentioned the environmental impact of the same. Accordingly, PP submitted the compliance which was taken on record.

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) Committee noted that, PP submitted in presentation that they have provided underground services, but in approved layout & drawing dated 2/3/2013 & 28/1/2019 respectively it is mentioned as basement. PP to clarify the same.
2) PP to submit the copy of approved plan & CC

FINAL RECOMMENDATION

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

Agenda of 107th Meeting of State Expert Appraisal Committee-2 (SEAC-2)

SEAC Meeting number: 107 **Meeting Date** July 29, 2019

Subject: Environment Clearance for Amendment in EC for Residential Development with shops at village Daighar, District – Thane.

Is a Violation Case: No

1.Name of Project	Amendment in EC for Residential Development with shops
2.Type of institution	Private
3.Name of Project Proponent	M/s. Glory Township LLP
4.Name of Consultant	M/s. Ultra-Tech
5.Type of project	Residential Development with shops
6.New project/expansion in existing project/modernization/diversification in existing project	Amendment in EC
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	The project has received Environmental Clearance dt 18.06.2015 form EAC, Delhi, MoEF & CC (F. No. 21-141/2014-IA.III)
8.Location of the project	Plot bearing S. no. 89, 88/4, 90/2/5, 90/2/4, 90/1, 90/4, 101/1-2, 101/2, 101/3 of village Daighar, District – Thane.
9.Taluka	Thane
10.Village	Daighar
Correspondence Name:	M/s. Glory Township LLP
Room Number:	Shop no. 4
Floor:	--
Building Name:	Janki Niwas
Road/Street Name:	Dr. Moose Road
Locality:	Near Gadkari Rangaytan
City:	Thane
11.Whether in Corporation / Municipal / other area	Thane Municipal Corporation (T.M.C.)
12.IOD/IOA/Concession/Plan Approval Number	Received Commencement Certificate from T.M.C. V.P. No. S11/0181/18 dt. 15.10.2018
	IOD/IOA/Concession/Plan Approval Number: Commencement Certificate V.P. No. S11/0181/18 dt. 15.10.2018
	Approved Built-up Area: 31077.63
13.Note on the initiated work (If applicable)	The total constructed area (FSI + NON FSI) on site till date: 698.45 Sq.mt.
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	NA
15.Total Plot Area (sq. m.)	27,398.67 Sq. mt.
16.Deductions	6,973.13 Sq. mt.
17.Net Plot area	20,425.54 Sq. mt.
18 (a).Proposed Built-up Area (FSI & Non-FSI)	**a) FSI area (sq. m.):** 55,557.06 Sq. mt.
	b) Non FSI area (sq. m.): 51,936.25 Sq. mt.
	c) Total BUA area (sq. m.): 107493.31
18 (b).Approved Built up area as per DCR	**Approved FSI area (sq. m.):** 31,077.63 sq.mt.
	Approved Non FSI area (sq. m.): 34,904.99 sq.mt.
	Date of Approval: 15-10-2018
19.Total ground coverage (m2)	10,617.96 Sq. mt.
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	52 %
21.Estimated cost of the project	2831000000

22.Number of buildings & its configuration

Serial number	Building Name & number	Number of floors	Height of the building (Mtrs)
1	Building Type A1	Stilt + 18th Floor	57.75
2	Building Type A2	Gr./Stilt + 18th Floor	57.75
3	Building Type B1	Gr./Stilt + 18th Floor	57.75
4	Building Type C1	Gr./Stilt + 28th Floor	87.25
5	Building Type C2	Gr./Stilt + 28th Floor	87.25
6	Building Type D1	Basement + Stilt + Podium + 29th Floor	94.15
7	Building Type D2	Basement + Stilt + Podium + 30th Floor	97.10
8	Building Type D3	Basement + Stilt + Podium + 30th Floor	97.10
9	Building Type D4	Basement + Stilt + Podium + 30th Floor	97.10
10	Building Type B2 (MHADA + Sale)	Gr./Stilt + 18th Floor	57.75

23.Number of tenants and shops	Residential Flats: 1272 Nos. Shops: 40 Nos.
24.Number of expected residents / users	5943 Nos.
25.Tenant density per hectare	592 / 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)	It is well connected with 60.00s mt. wide Kalyan Shilphata Road.
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	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**	T.M.C./ Tanker water for Swimming pool make up
	Fresh water (CMD):	Domestic: 527 KLD (T.M.C.)
	Recycled water - Flushing (CMD):	263 KLD
	Recycled water - Gardening (CMD):	31 KLD
	Swimming pool make up (Cum):	4 KLD (Tanker water of potable quality)
	Total Water Requirement (CMD) :	825 KLD
	Fire fighting - Underground water tank(CMD):	10 nos. of tanks of capacity 150 KL each
	Fire fighting - Overhead water tank(CMD):	300 KL
	Excess treated water	322 KL
Wet season:	**Source of water**	T.M.C./ Tanker water for Swimming pool make up/ Partly by RWH
	Fresh water (CMD):	Domestic: 527 KLD (504 form T.M.C. + 23 KLD from RWH)
	Recycled water - Flushing (CMD):	263 KLD
	Recycled water - Gardening (CMD):	NA
	Swimming pool make up (Cum):	4 KLD (Tanker water of potable quality)
	Total Water Requirement (CMD) :	794 KLD
	Fire fighting - Underground water tank(CMD):	10 nos. of tanks of capacity 150 KL each
	Fire fighting - Overhead water tank(CMD):	300 KL
	Excess treated water	353 KL
Details of Swimming pool (If any)	Swimming pool volume: 297.98 m3 Swimming pool make up water requirement: 04 KLD	

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:**	The Ground water level is between 2.40 mt. to 2.70mt. below existing ground level.
	Size and no of RWH tank(s) and Quantity:	3 nos. of RWH tanks of total 85 KL capacity
	Location of the RWH tank(s):	For building type D1, D2, D3 & D4: Basement ; For building type A1, A2, B1, B2, C1 & C2: Underground
	Quantity of recharge pits:	4 nos.
	Size of recharge pits :	--
	Budgetary allocation (Capital cost) :	Rs. 18.70 Lacs
	Budgetary allocation (O & M cost) :	Rs. 0.65 Lacs/annum
	Details of UGT tanks if any :	For building type D1, D2, D3 & D4: Basement For building type A1, A2, B1, B2, C1 & C2: 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 municipal SWD.
	Quantity of storm water:	0.43 m3/sec
	Size of SWD:	600mm wide SWD with slope 1: 500
Sewage and Waste water	**Sewage generation in KLD:**	684 KLD
	STP technology:	MBBR (Moving Bed Bio Reactor)
	Capacity of STP (CMD):	720 KLD
	Location & area of the STP:	Location: Basement level (Area: 600 Sq. mt.)
	Budgetary allocation (Capital cost):	Rs. 235.90 Lacs
	Budgetary allocation (O & M cost):	Rs. 31.64 Lacs/annum
36.Solid waste Management		
Waste generation in the Pre Construction and Construction phase:	**Waste generation:**	Excavated earth shall be partly reused for back filling on site and partly disposed to authorized landfill site
	Disposal of the construction waste debris:	Construction waste shall be partly reused on the site and partly will be disposed to the authorized landfill site.
Waste generation in the operation Phase:	**Dry waste:**	1579 Kg/day
	Wet waste:	1053 Kg/day
	Hazardous waste:	Not Applicable
	Biomedical waste (If applicable):	Not Applicable
	STP Sludge (Dry sludge):	103 kg/day
	Others if any:	Not Applicable

Mode of Disposal of waste:	**Dry waste:**	Non-recyclable : To T.M.C ; Recyclable: To recyclers
	Wet waste:	Composting in organic waste convertor
	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
	Area for the storage of waste & other material:	108 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. 3.85 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 :**	5174.53 sq. mt.
	No of trees to be cut :	Nil
	Number of trees to be planted :	435
	List of proposed native trees :	As shown below
	Timeline for completion of plantation :	At the time of 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	Albizia lebbeck	Shirish	21	Shady tree, yellowish green fragrant flowers, fast growing tree, soil moisture remains high under lebbek as it provides dense canopy.
2	Azadirachta indica	Neem	21	Large tree, fast-growing evergreen tree, drought resistance, Medicinal properties, good for roadside plantation
3	Ailanthus excelsa	Maharukh	17	Large tree, aromatic good for roadside plantation
4	Pongamia pinnata / Millettia pinnata	Karanj	7	It has large canopy which spreads equally wide, It has potential to grow in salt water soil, drought-tolerant.
5	Saraca indica	Sita Ashok	15	Shady evergreen tree with red-yellow flowers
6	Anthocephallus cadamba	Kadamb	23	It is a quick growing, large traffic like spreading branches, its fragment orange flowers attracts pollinators, it helps in improving physical and chemical properties of soil, Shady, large tree, ball shaped flowers. It acquires profitable medicinal and commercial properties.
7	Cassia Fistula	Bahava	24	Medium sized deciduous tree. Beautiful yellow flowers, it is relatively drought tolerant and slightly salt tolerant. It has medicinal properties, Butterfly host plant.
8	Mimusops elengi	Bakul	4	Shady medium-sized evergreen tree, small white fragrant flowers, Its timber is valuable, the fruit is edible, and it is used in traditional medicine.
9	Nyctanthes arbortristis	Parijat	55	Small deciduous fast growing tree or shrub, beautiful fragrant flowers, Its leaves and bark has medicinal properties.

10	Lagerstroemia flos-regineae	Tamhan	20	State flower tree of Maharashtra Medium sized tree, beautiful purple flowers, it has medicinal properties, and wood is commercially used. Helps to control soil erosion
11	Murraya paniculata	Kunti	60	Small tropical, evergreen tree, Fragrant white flowers, planted as ornamental tree, it has potential of medicinal properties, family tree for bees, Butterfly host plant
12	Gmelina arborea	Shivan	19	Fast growing tree with beautiful yellow flowers, its timber is used in constructions, furniture, carriages, sports, musical instruments and artificial limbs. Its root, bark and fruit have medicinal properties.
13	Bauhinia racemosa	Apta	10	Small tree with small white flowers, leaves, Butterfly host plant
14	Caryota urens	Fish Tail palm	15	Solitary-trunked tall evergreen tree. Pulp of the fully grown up plant is cut, sun dried, powdered and is edible. Ornamental plant.
15	Michelia champaca	Sonchafa	13	Medium sized evergreen tree, strongly fragrant yellow flowers used in perfume industry, Butterfly host plant
16	Putranjiva roxburghii	Putrajiva	8	Medium sized evergreen tree, Its bark, leaves and fruit has medicinal properties.
17	Citrus sp.	Lemon	77	Small evergreen tree, Fruit is edible, Butterfly host plant
18	Dillenia indica	Elephant apple tree	18	It is an evergreen large shrub or small to medium-sized tree growing to 15 m tall. Fruit pulp is bitter-sour and used in Indian cuisine in curries, jam and jellies. It is extensively used in Dal and in fish preparations in Assam.
19	Millingtonia hortensis	Indian cork tree	8	It grows upto18 to 25 m high and leaves up to 40 years. It grows well in various soil types. White pleasant fragrant flowers. Birds fed on its fruit.
45.Total quantity of plants on ground				

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

Serial Number	Name	C/C Distance	Area m2
1	--	--	--

47.Energy

Power requirement:	**Source of power supply :**	Maharashtra State Electricity Distribution Company Limited (MSEDCL)
	During Construction Phase: (Demand Load)	150 KW
	DG set as Power back-up during construction phase	As per requirement
	During Operation phase (Connected load):	13942 KW
	During Operation phase (Demand load):	8604 KW
	Transformer:	4 nos. of 1000 kVA
	DG set as Power back-up during operation phase:	1x500 kVA, 1x225 kVA, 1x750 kVA and 1x910 kVA
	Fuel used:	Diesel
	Details of high tension line passing through the plot if any:	NA

48.Energy saving by non-conventional method:

LED lights instead of conventional CFL/T5 lamps
High Efficiency motors with BEE 5 stars rated
All water pump motors with high efficiency power
Use of star rated Geyser
Fluorescent light fixtures on solar system
Solar panels for street lighting

49.Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
1	Overall energy saving	21%

50.Details of pollution control Systems

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

Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	Rs. 27.30 Lacs
	O & M cost:	Rs. 0.42 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	9.00
2	Air Environment	Air and Noise Monitoring: On site Sensors	12.5

3	Air Environment	Air and Noise Monitoring: By outside MoEF & CC Approved Laboratory	1.10
4	Water Environment	Drinking water analysis	0.90
5	Land Environment	Site Sanitation	5.00
6	Health & Hygiene	Disinfection- Pest Control	6.00
7	Health & Hygiene	Health Check-up of workers	22.50
8	Cost towards Disaster Management	--	1770.30

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 - 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 - 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	4 nos. of stacks	No set up cost is involved	0.19
4	AIR & NOISE ENVIRONMENT - Cost for Plantation	5174.53 Sq.mt. of RG area on ground	28.46	1.20
5	WATER ENVIRONMENT - Waste water treatment	Cost for sewage Treatment Plant	217.90	30.61
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	0.027
8	WATER ENVIRONMENT - Water Conservation (Rain Water Harvesting System)	Cost for RWH tanks	8.50	0.43
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 Rain water harvesting pits	1.20	0.06
11	WATER ENVIRONMENT - Water Conservation (Rain Water Harvesting System)	Cost for Rainwater Monitoring	No set up cost is involved	0.14
12	LAND ENVIRONMENT - Solid Waste Management	Cost for Treatment of biodegradable garbage in OWC	9.00	3.77
13	LAND ENVIRONMENT - Solid Waste Management	Environmental Monitoring	No set up cost is involved	0.08
14	ENERGY CONSERVATION - Use of renewable energy	Solar system	27.30	0.42
15	Cost towards disaster management	--	1590.95	36.16

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 no. of entry and exit

Parking details:	**Number and area of basement:**	1 Basement for Building type D1, D2, D3 & D4 (Area: 5943.92 sq.mt.)
	Number and area of podia:	1 Podium for Building type D1, D2, D3 & D4 (Area: 6913.93 sq.mt.)
	Total Parking area:	19,177.79 Sq. mt.
	Area per car:	--
	Area per car:	--
	Number of 2-Wheelers as approved by competent authority:	1340 Nos.
	Number of 4-Wheelers as approved by competent authority:	603 Nos.
	Public Transport:	Not Applicable
	Width of all Internal roads (m):	Min 6.0 mt.
	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) B2
	Court cases pending if any	No
	Other Relevant Informations	--
	Have you previously submitted Application online on MOEF Website.	Yes
	Date of online submission	29-10-2018

SEAC DISCUSSION ON ENVIRONMENTAL ASPECTS

Summorised in brief information of Project as below.

Brief information of the project by SEAC

PP Mr. Raja Rochlani was present during the meeting along with environmental consultant M/s. Ultra-Tech.

PP informed that, the project under consideration is *proposed Amendment in EC Residential Development with shops project. PP further stated that, t*he total plot area of the project is 27,398.67 Sq.mt. having total construction area 107493.31 Sq.mt. (FSI - 55,557.06 sq.mt +NON FSI- Total – 51,936.25 sq.mt) and the building configuration is as follow-

Building Name & number	Number of floors	Height (Mtrs)
Building Type A1	Stilt + 18th Floor	57.75
Building Type A2	Gr./Stilt + 18th Floor	57.75
Building Type B1	Gr./Stilt + 18th Floor	57.75
Building Type C1	Gr./Stilt + 28th Floor	87.25
Building Type C2	Gr./Stilt + 28th Floor	87.25
Building Type D1	Basement + Stilt + Podium + 29th Floor	94.15
Building Type D2	Basement + Stilt + Podium + 30th Floor	97.10
Building Type D3	Basement + Stilt + Podium + 30th Floor	97.10
Building Type D4	Basement + Stilt + Podium + 30th Floor	97.10
Building Type B2	(MHADA + Sale) Gr./Stilt + 18th Floor	57.75

It is noted that, Project has received Environmental clearance vide letter dated 18.06.2015.

It is noted that the project earlier considered in 101st SEAC-2 Day-2 Meeting held on 31-05-2019 & deferred with observations namely 1) to upload the copy of approved plan 2) to submit the comparative analysis for shadow analysis for earlier plan & project under consideration. 3) to ensure that STP tank should be open to sky. 4) to ensure that slope of ramp provided to D1,D2,D3,D4 buildings should be 1:12 5) to submit Contour and slope analysis super imposed with storm water drain, sewer line map in the project and 500 mtr around the project. 6) to submit the sewerage network, water supply, storm water drain NOC from local planning authority. 7) to submit corrected Swept path analysis.8) Local Planning Authority to ensure that Completion Certificate / Occupation Certificate to be issued only after garneted water supply & after sewer line & storm water drains constructed for the project. Accordingly, PP submitted the compliance which was taken on record.

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 below points.

Specific Conditions by SEAC:

1) PP to upload note regarding measures taken to achieve ventilation for proposed STP.
2) PP to provide 1:12 ramp instead of 1:11
3) PP to upload the acknowledgement copy regarding letter submitted for storm water remarks. Local Planning Authority to ensure that Completion Certificate/ Occupation Certificate to be issued only after storm water drains constructed for the project.
4) PP to upload the revised shadow analysis report.
5) The PP to get NOC from competent authority with reference to Thane creek flamingo sanctuary if the project site falls within 10 Km radius from the said sanctuary boundary. The planning authority to ensure fulfilment of this condition before granting CC.
6) PP to submit CER prescribed by MoEF&CC circular dated 1.5.2018 relevant to the area and people around the project or Environment Department may direct PP to undertake CER work in identified area, as identified by Environment Department.

FINAL RECOMMENDATION

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

Agenda of 107th Meeting of State Expert Appraisal Committee-2 (SEAC-2)

SEAC Meeting number: 107 **Meeting Date** July 29, 2019

Subject: Environment Clearance for 'SKY CITY' Mixed Use Project with Mall and Hotel with Public parking

Is a Violation Case: No

1.Name of Project	'SKY CITY' Mixed Use Project with Mall and Hotel with Public parking
2.Type of institution	Private
3.Name of Project Proponent	M/s. Incline Realty Pvt. Ltd
4.Name of Consultant	M/s. Enviro Analyst and engineering Pvt. Ltd. - Mr. Hanuman Desai
5.Type of project	Mixed Use Project with Mall and Hotel with Public parking
6.New project/expansion in existing project/modernization/diversification in existing project	Amendment is existing project
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	EC received vide letter No. SEAC-2014/CR-271/TC-1 dated 15th July 2016 for construction area 9,74,017.34 Sqm
8.Location of the project	Located at cts no 107/E,140/A,141,142,155,155/1 to 12 in village Magathane, Taluka Borivali, Mumbai
9.Taluka	Borivali
10.Village	Magathane
Correspondence Name:	Mr. Rajendra Chandorkar
Room Number:	Third Floor
Floor:	Third Floor
Building Name:	Commerz
Road/Street Name:	International Business park, Oberoi garden City
Locality:	Goregaon (East)
City:	Mumbai - 400063
11.Whether in Corporation / Municipal / other area	Municipal Corporation of Greater Mumbai (MCGM)
12.IOD/IOA/Concession/Plan Approval Number	Concession Number: CHE/WS-II/1083/R/C/337(NEW)
	IOD/IOA/Concession/Plan Approval Number: CHE / WSII / 05 05 / R1 / 337 / (NEW)
	Approved Built-up Area: 400699.70
13.Note on the initiated work (If applicable)	Construction of Building No. 1 Residential Towers A to G and its podium started as per EC received dated 15th July 2016.
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	Not Applicable
15.Total Plot Area (sq. m.)	1,01,642.70 sqm
16.Deductions	2,704.5 sqm
17.Net Plot area	98,938.20 sqm
18 (a).Proposed Built-up Area (FSI & Non-FSI)	**a) FSI area (sq. m.):** 4,00,699.71 sqm
	b) Non FSI area (sq. m.): 5,00,297.79sqm
	c) Total BUA area (sq. m.): 900997.50
18 (b).Approved Built up area as per DCR	**Approved FSI area (sq. m.):** 4,00,699.71 sqm
	Approved Non FSI area (sq. m.): 5,00,297.79 sqm
	Date of Approval: 07-04-2017
19.Total ground coverage (m2)	75215.59 (74%)
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	Ground Coverage - 74% (Podium Boundary) including mall, Residential Tower Footprint area-8% and Hotel Block Foot Print - 2%
21.Estimated cost of the project	32250000000

22.Number of buildings & its configuration

Serial number	Building Name & number	Number of floors	Height of the building (Mtrs)
1	Building No. 1 consisting of 8 Nos. of Residential Towers (A to H)	3 basements + Ground + 5 podiums + 6 to 61 floors (including 2 Fire check floors)	201.55
2	Building No. 2 consisting of Commercial building	1 Basement + Ground + 1 Floors	9
3	Building No. 3 consisting of Mall + Hotel	3 Basements + Lower Ground + Ground part as mall and Part hotel + 1st floor to 3rd floor as mall with Multiplex Theatres, food court, restaurants and FEC + 4th Floor as part mall and restaurants and part Hotel + 5th to 26th floors for Hotel.+ Terrace.	97.20

23.Number of tenants and shops	Building No. 1 - Residential (8 Towers A to H) 3016 nos Building no 2 - Commercial building (OC granted) 4 nos Building no 3 - Mall and Hotel (Newly proposed) Upto 200 shops in mall +food court + Restaurant + Multiplex theater +FEC. 1 tenant comprising Upto 300 rooms in hotel + Restaurants + Banquet hall + Spa.
24.Number of expected residents / users	Building No. 1 - Residential (8 Towers A to H) 14104 PPL - 1963 Nos. Building No.02 – Commercial building (OC granted) 145 Nos. Building No.03 - Mall & Hotel (Newly proposed) 22730 Nos.
25.Tenant density per hectare	357 Tenaments / 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)	36.60 m wide Dattapada Road, 18.30 m DP Road and 60 m wide Western Express Highway
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	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**	MCGM
	Fresh water (CMD):	1832 CMD
	Recycled water - Flushing (CMD):	941 CMD
	Recycled water - Gardening (CMD):	712 CMD
	Swimming pool make up (Cum):	118 CMD
	Total Water Requirement (CMD) :	3603 CMD
	Fire fighting - Underground water tank(CMD):	Building No. 1 - Residential (8 Towers A to H) 3 tanks of 3 lakhs capacity each Building No. 3 - Mall and hotel (Newly proposed) 1 Tank of 4 lakhs capacity
	Fire fighting - Overhead water tank(CMD):	Building No. 1 - Residential (8 Towers A to H) 50,000 liters for each tower Building No. 3 - Mall and hotel (Newly proposed) 25,000 liters above two staircases
	Excess treated water	466 CMD
Wet season:	**Source of water**	MCGM + RWH
	Fresh water (CMD):	1832 CMD
	Recycled water - Flushing (CMD):	941 CMD
	Recycled water - Gardening (CMD):	0
	Swimming pool make up (Cum):	118 CMD
	Total Water Requirement (CMD) :	2891 CMD
	Fire fighting - Underground water tank(CMD):	Building No. 1 - Residential (8 Towers A to H) 3 tanks of 3 lakhs capacity each Building No. 3 - Mall and hotel (Newly proposed) 1 Tank of 4 lakhs capacity
	Fire fighting - Overhead water tank(CMD):	Building No. 1 - Residential (8 Towers A to H) 50,000 liters for each tower Building No. 3 - Mall and hotel (Newly proposed) 25,000 liters above two staircases
	Excess treated water	1020 CMD
Details of Swimming pool (If any)	Pool No.1 – 600 sqm approx. with 1.20 mtrs depth Pool No. 2 - 1000 sqm approx. with 0.90 mtrs average depth Pool No. 3 – 700 sqm approx. with 0.60 mtrs average depth Pool No. 4 – 250 sqm approx. with 1.20 mtrs depth Pool No. 5 – 50 sqm approx. with 0.45 mtrs depth	

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	1832	1832	Not applicable	275	275	Not applicable	1557	1557

34.Rain Water Harvesting (RWH)	**Level of the Ground water table:**	3.00 M and 12.00 M from BGL
	Size and no of RWH tank(s) and Quantity:	Building No. 1 - Residential (8 Towers A to H) For 3 Tower 480 m3 For 3 Tower 480 m3 For 2 Tower 320 m3 Building No. 3 - Mall + Hotel (Newly proposed) Mall + hotel 600 m3
	Location of the RWH tank(s):	Basement Level 3
	Quantity of recharge pits:	9 Nos.
	Size of recharge pits :	25 cu.m each
	Budgetary allocation (Capital cost) :	Rs.41 lakhs
	Budgetary allocation (O & M cost) :	Rs.1.76 lakhs/year
	Details of UGT tanks if any :	Building No. 1 - Residential (8 Towers A to H) Location(s) of the UGT tank(s)-Basement Residential Domestic -1905 cum Flushing -1377 cum PPL Domestic -59 cum Flushing -74cum Building No. 02 – Commercial building (OC granted) Location(s) of the UGT tank(s)-Basement Domestic - 6 cum Flushing -27 cum Building No. 03 - Mall+Hotel (Newly proposed) Location(s) of the UGT tank(s)-Basement Domestic - 541 cum Flushing - 311 cum
35.Storm water drainage	**Natural water drainage pattern:**	Flows from West to East
	Quantity of storm water:	Total Storm Water Run off to Municipal Storm Water network is 5100 cu.m / hr
	Size of SWD:	300 mm, 450 mm, 600 mm and 900 mm
Sewage and Waste water	**Sewage generation in KLD:**	Building No. 1 - Residential (8 Towers A to H) 1679 KLD PPL - 82 KLD Building No. 02 – Commercial building (OC granted) 6 KLD Building No. 03 - Mall+Hotel (Newly proposed): 771 KLD
	STP technology:	MBR
	Capacity of STP (CMD):	Building No. 1 - Residential (8 Towers A to H) Capacity of STP-850 KLD, 850 KLD, 575 KLD Building No. 03 - Mall+Hotel (Newly proposed) Capacity of STP-600 KLD, 400 KLD
	Location & area of the STP:	Ground
	Budgetary allocation (Capital cost):	Rs.650.00 lakh
	Budgetary allocation (O & M cost):	Rs.65.00 lakh

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:**	Building No. 1 - Residential (8 Towers A to H) Non Biodegradable waste: 3046 kg/day PPL Non Biodegradable waste: 344 kg/day Building no 2 – Commercial building (OC granted) Non Biodegradable waste: 25 kg/day Building 3 - Mall + Hotel (Newly proposed) Non-Biodegradable waste: 2,455 kg/day
	Wet waste:	Building No. 1 - Residential (8 Towers A to H) Biodegradable waste: 4570 kg/day PPL Biodegradable waste: 147 kg/day Building no 2 – Commercial building (OC granted) Biodegradable waste: 11 kg/day Building 3 - Mall + Hotel (Newly proposed) Biodegradable waste: 1,637 kg/day
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	68 kg/day
	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:	Landscaping / Gardening, Excess manure shall be sold to nearby end
	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):**	Ground Floor
	Area for the storage of waste & other material:	100 sqm
	Area for machinery:	10 sqm for each machine
Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	Rs 142 Lakhs
	O & M cost:	Rs 35.5 lakhs/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 :**	RG on ground: 25877 sqm (26%) Additional RG on Podium: 27089 sqm Total RG areas proposed: 52966 sqm
	No of trees to be cut :	77 Nos.
	Number of trees to be planted :	1127 Nos.
	List of proposed native trees :	as listed bellow
	Timeline for completion of plantation :	7 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	Peltophorumpterocarpum	Copper Pod	50	Evergreen, shade throughout the year
2	Azadirachtaindica	Neem	25	Purifies air, nesting ground for birds and insects
3	Erythrinaindica	Coral Tree	20	Native of western ghat, flowering
4	Mangiferaindica	Mango Tree	12	Evergreen, shade throughout the year
5	Cocosnucifera	Coconut Tree	25	fruit bearing, feeding the birds
6	Aeglemarmelos	Bael	40	Religiuos significance, native tree
7	Bombaxceiba	Red-silk cotton	20	Decidous, native of western ghat
8	Terminaliacatappa	Badam Tree	10	Evergreen, shade throughout the year, fruit bearing, feeding the birds
9	Pomgamiaglabra	Karanj	75	Evergreen plant, shade giver

10	Micheliachampaca	Champaka	50	Religiuos significance, native tree
11	Ficusracemosa	Umber	5	Nesting grounds for birds and insects
12	Buteamonosperma	Palas	25	Decidous, native of western ghat
13	Mimusopselengi	Bakul	40	Native trees, flowering, less water
14	Borassusflabellifer	Toddy Palm	20	Nesting grounds for birds and insects
15	Bahuineapurpurea	Kanchan	50	Flowering tree, native tree
16	Lagerstroemia speciosa	Taman	50	State tree of Maharashtra, flowering
17	Ficusreligiosa	Peepal	5	Purifies air, nesting ground for birds and insects
18	Terminaliabellirica	Baheds Tree	20	Nesting and feeding ground for parrots
19	Plumeriarubra	Chafa	50	Decidous, flowering throughout the year
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	Peltophorumpterocarpum	5 m	15 Nos.
2	Bahuineapurpurea	5 m	75 Nos
3	Aeglemarmelos	5 m	35 Nos
4	Emblicaofficinails (Awla)	5 m	50 Nos
5	Plum eriarubra (Chafa)	5 m	100 Nos
6	Micheliachampaca (Champaka)	5 m	100 Nos
7	Mimusopselengi (Bakul)	5 m	10 Nos
8	Areca catechu (Supari)	5 m	50 Nos
9	Terminaliabellirica (Baheds Tree)	5 m	25 Nos
10	Nyctanthesarbortristis (Parijatak)	5 m	50 Nos
11	Caryotaurenus (Fish Tail Palm)	5 m	25 Nos

47.Energy

Power requirement:	**Source of power supply :**	ADANI Electricity Mumbai Limited / TATA
	During Construction Phase: (Demand Load)	1000 kw
	DG set as Power back-up during construction phase	Not Applicable
	During Operation phase (Connected load):	Building No. 1 - Residential (8 Towers A to H) Connected Load - 39,200 kW Building 3 - Mall + Hotel (Newly proposed) Connected Load – 22,767 kW
	During Operation phase (Demand load):	Building No. 1 - Residential (8 Towers A to H) Maximum Demand - 23600 kW Building 3 - Mall + Hotel (Newly proposed) Maximum Demand - 14,799 kW
	Transformer:	Building No. 1 - Residential (8 Towers A to H) 15 Nos. 2000 kVA Building No. 3: 10 Nos. 2000 kVA
	DG set as Power back-up during operation phase:	Building No. 1 - Residential (8 Towers A to H) 04 X 1250 KVA 02 X 810 KVA Building no 2 – Commercial building (OC granted) 1 X 150 KVA Building 3 - Mall + Hotel (Newly proposed) 5 X 1500 KVA 2 X 2000 KVA
	Fuel used:	HSD
	Details of high tension line passing through the plot if any:	Not Applicable

48.Energy saving by non-conventional method:

By using LED Lamps and Solar panels

49.Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
1	By using LED Lamps and Solar panels	Building No. 1 Residential (8 Towers A to H): 18.95% Building No. 3 Mall + Hotel: 20.25%

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. 160 Lakhs
	O & M cost:	Rs. 16 Lakhs

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 Area	25 lakhs
2	Noise Environment	Noise Barricades and Green Belt Development	13 Lakhs

3	Water Environment	Modular STP, Drainage with sedimentation tank	10 lakhs
4	Good Health Practices	Site Sanitation, Health Care	12 lakhs
5	Environment Monitoring	Air, water, noise, soil monitoring during construction phase	75 lakhs

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	4 Tanks	42	5
2	OWC	4 Machines	142	35.5
3	STP	Building no1: 3 Building no 3: 2	650	65
4	Landscaping	At ground and at podium level	2360	208.3
5	Energy System	Solar Panels	160	1.6

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:	Number of junctions to the main road - 3 entry exits from 3 different roads 60 mts wide Western express highway on east 36.6 mts wide Dattapada road on south 18.3 mts wide DP road on west

Parking details:	**Number and area of basement:**	3 Basements
	Number and area of podia:	5 Podiums
	Total Parking area:	4,19,841 sq.mts
	Area per car:	34.7 sqm
	Area per car:	34.7 sqm
	Number of 2-Wheelers as approved by competent authority:	As per DCPR 2034
	Number of 4-Wheelers as approved by competent authority:	Residential-6396 nos mall-1400 nos hotel-367 nos Building No 2-37 nos PPL car parks- 3896
	Public Transport:	Not Applicable
	Width of all Internal roads (m):	Min. 6.00 m wide road
	CRZ/ RRZ clearance obtain, if any:	Not Applicable
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	Aerial Distance form Sanjay Gandhi National Park - 1 km
	Category as per schedule of EIA Notification sheet	8(B)
	Court cases pending if any	NA
	Other Relevant Informations	NA
	Have you previously submitted Application online on MOEF Website.	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. Vickey Oberai was present during the meeting along with environmental consultant. M/s. Enviro Analyst and engineering Pvt. Ltd.

PP informed that, the project under consideration is *proposed amendment in EC of existing project. PP further stated that, t*he total plot area of the project is 1,01,642.70 Sq.mt. having total construction area 900997.50 Sq.mt(FSI - 4,00,699.71 sq.mt +NON FSI- 5,00,297.79 sq.mt) and the building configuration is as follow-

Building Name & number	Number of floors	Height (Mtrs)
Building No. 1 consisting of 8 Nos. of Residential Towers (A to H)	3 basements + Ground + 5 podiums + 6 to 61 floors (including 2 Fire check floors)	201.55
Building No. 2 consisting of Commercial building	1 Basement + Ground + 1 Floors	9
Building No. 3 consisting of Mall + Hotel	3 Basements + Lower Ground + Ground part as mall and Part hotel + 1st floor to 3rd floor as mall with Multiplex Theatres, food court, restaurants and FEC + 4th Floor as part mall and restaurants and part Hotel + 5th to 26th floors for Hotel.+ Terrace.	97.20

It is noted that, Project has received Environmental clearance vide letter dated 15th July 2016.

It is noted that the project earlier considered in 102nd dated SEAC-2 (Day-2) Meeting held on 12-06-2019, deferred with observations namely 1) to submit dated Architect certificate addressing to committee regarding building wise construction (Configuration, FSI, NoN-FSI, TBUA) approvals from local Authority, actual construction done and proposed expansion. 2) to submit & upload revised wind analysis, shadow analysis, traffic analysis, light and ventilation analysis reports and measures to reduce heat island effect. 3) It is noted that the nalla is diverted at 90 degree two times, PP to submit google map & Brihanmumbai storm water disposal system (BRIMSTOWAD) map for nalla which was abutting to plot. PP to ensure that, no nalla should be diverted. 4) PP to ensure that no major drains (width more than 2 mt) should be close or concretised. 5) to submit the noise analysis report. 6) PP & Environment consultant to ensure that EIA should include the timeframe for which study carry out. 7) Environment Consultant to ensure that, as per standard EIA guidelines declaration of consultant should be submittedby them with name, signature & duration of experts worked on the project. 8) Contour map given in EIA does not provide any details. PP to submit proper contour map. 9) It is noted that, nalla is passing through plot, specific study regarding the same should be incorporated in the EIA. 10) Secondary data used for temperature, rainfall is for 30 years but it is for the year from 1961 to 1991. PP to consider recent time period. Latest data can be used for the same.11) It is noted that, consultant collected data for avian fauna, number of species may be given in EIA report. Accordingly, PP submitted the compliance which was taken on record.

PP stated that, they have revised the EIA which includes the source of data, length of data, disclosures by experts.

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 record.

DECISION OF SEAC

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

Specific Conditions by SEAC:

1) PP informed that Nalla abutting the plot is not being diverted by him. It is already diverted and developed by local body (MCGM) much before plot in question is acquired by him. The MCGM has allowed only partial covering of Nalla by dhapas vide its remarks dated 12.5.2017. The PP to abide by conditions stipulated by MCGM while offering Nalla remarks vide its letters dated 3.3.2016, 8.10.2016 and 12.5.2017.
2) PP to upload the clear contour map.
3) PP to abide the all conditions stipulated in the tree NoC.
4) The PP to get NOC from competent authority with reference to Thane creek flamingo sanctuary if the project site falls within 10 Km radius from the said sanctuary boundary. The planning authority to ensure fulfilment of this condition before granting CC.
5) PP to submit CER prescribed by MoEF&CC circular dated 1.5.2018 relevant to the area and people around the project or Environment Department may direct PP to undertake CER work in identified area, as identified by Environment Department

FINAL RECOMMENDATION

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

Agenda of 107th Meeting of State Expert Appraisal Committee-2 (SEAC-2)

SEAC Meeting number: 107 **Meeting Date** July 29, 2019

Subject: Environment Clearance for Environment Clearance for proposed expansion of proposed residential Building No. 7, 9 & 10 and Existing Building No. 1, 2, 3, 4, 5, 6 & 8 which are approved, and OC granted on plot Bearing CTS. No. 514, 531(pt), 531/1 to 14, 532A (pt) and 534 of Village Nahur, at L.B.S Road, 'T' ward, Mulund (W), Mumbai, in 'T' ward (E.S)

Is a Violation Case: No

1.Name of Project	Proposed expansion of proposed residential Building No. 7, 9 & 10 and Existing Building No. 1, 2, 3, 4, 5, 6 & 8 which are approved, and OC granted on plot Bearing CTS. No. 514, 531(pt), 531/1 to 14, 532A (pt) and 534 of Village Nahur, at L.B.S Road, 'T' ward, Mulund (W), Mumbai, in 'T' ward (E.S)
2.Type of institution	Private
3.Name of Project Proponent	M/s. Lohitka Properties LLP
4.Name of Consultant	AQURA Enviro Projects Pvt. Ltd.
5.Type of project	Township Project
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	Environment Clearance Obtained from Municipal Corporation of Greater Mumbai (MCGM) Environment Cell vide letter no. Dy. Ch. E/9113/BPES/Dated: 08/12/2017.
8.Location of the project	C.T.S. NO. 514, 531(PT), 531/1 TO 14, 532A (PT) & 534 of Village Nahur, at L.B.S Road, Mulund (W), Mumbai in 'T' ward (E.S).
9.Taluka	Kurla
10.Village	Nahur
Correspondence Name:	Nayan Parulekar
Room Number:	--
Floor:	Ground Floor & 3rd Floor
Building Name:	Prius Infinity
Road/Street Name:	Subhash Road
Locality:	Vile Parle (East)
City:	Mumbai 400057
11.Whether in Corporation / Municipal / other area	Municipal Corporation of Greater Mumbai (MCGM)
12.IOD/IOA/Concession/Plan Approval Number	Received IOD for Bldg 7 A, B & C , C.C for Building No. 7 A & B wing – Stilt + 5 Podiums + 31st Floor, C.C for Building No. 7 C wing – Stilt + 5 Podiums + 1st Floor, Concession approval for 7 A,B,C and 10 A,B,C
	IOD/IOA/Concession/Plan Approval Number: CHE/ES/2119/T/337(NEW) Bldg no 7,wing A,B,C IOD -01/09/2016 C.C -11/03/2019 Bldg no 7A,B,C Amended plan date – 20/06/2018 & 11/03/2019 CHE/ES/2036/T/337(NEW) Bldg No.10 wing C: IOD -15/10/2016, CC -15/10/2016 , Concession approval for Bldg 7A,B,C and 10A,B,C –21.05.2018
	Approved Built-up Area: 164759.67
13.Note on the initiated work (If applicable)	Construction done on site as per earlier EC obtained; Construction area on site: 39,112.41 Sq. M. Building Configuration: Bldg 7A, B:Stilt + 5P+24 Floors Bldg 7C:Stilt + 3 Podium Parking Podium for Bldg 7 -A, B & C (outside the building line): Stilt+ 4 Podium
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	Not Applicable
15.Total Plot Area (sq. m.)	59276.00 Sq. M.
16.Deductions	2216.94 Sq. m (Set Back Area: 421 Sq. m + Encroachment Area: 1795.94 Sq. m)
17.Net Plot area	57059.06 Sq. M.
18 (a).Proposed Built-up Area (FSI & Non-FSI)	**a) FSI area (sq. m.):** Total FSI Area = 164759.67Sq. m, FSI Area (for proposed buildings no. 7, 9 & 10) = 116093.35 Sq. M.
	b) Non FSI area (sq. m.): Total Non FSI Area = 136108.05 Sq. m, Non-FSI Area (for proposed buildings no. 7, 9 & 10) = 131546.73 Sq. M.
	c) Total BUA area (sq. m.): 300867.72

18 (b).Approved Built up area as per DCR	**Approved FSI area (sq. m.):** Total FSI Area = 164759.67Sq. M. FSI Area (for proposed buildings no. 7, 9 & 10) = 116093.35 Sq. M. FSI Area of Existing Buildings = 48666.32 Sq. M.
	Approved Non FSI area (sq. m.): Total Non FSI Area = 136108.05 Sq. m, Non FSI Area (for proposed buildings no. 7, 9 & 10) = 131546.73 Sq. M. Non FSI Area of Existing Buildings = 4561.32 Sq. M
	Date of Approval: 21-05-2018
19.Total ground coverage (m2)	21470.61 Sq. m
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	36.22%
21.Estimated cost of the project	6360000000

22.Number of buildings & its configuration

Serial number	Building Name & number	Number of floors	Height of the building (Mtrs)
1	Proposed Building - Building No. 7: - Wing A, B & C	Stilt + 1st to 5th Podium + 6th Podium/E Deck Floor + 1st to 43rd upper floor	Wing A & B - 162.85 – mt. Wing C – 171.45 mt.
2	Proposed Building - Building No. 10: - Wing A, B & C	Stilt + 1st to 5th Podium + 6th Podium/E Deck Floor + 1st to 43rd upper floor	Wing A & B – 162.85 mt. Wing C - 171.45 mt.
3	Building No. 9 (Handed over to MCGM)	Ground + 1st to 4 floors (Amenity Building – Parking Building)	14.80 m
4	Existing Building- Building No. 1 (Commercial)	Ground + 2 Floors	13.33 m
5	Existing Building- Building No. 2	Ground + 8 Floors	26.16 m
6	Existing Building- Building No. 3	Ground + 8 Floors	26.16 m
7	Existing Building- Building No. 4	Ground + 8 Floors	26.16 m
8	Existing Building- Building No. 5	Ground + 8 Floors	26.16 m
9	Existing Building- Building No. 6	Ground + 8 Floors	26.16 m
10	Existing Building- Building No. 8	Ground + 8 Floors	26.16 m
11	Building No. 10: - Wing A, B& C	Stilt + 1st to 5th Podium + E Deck Floor + 1st to 43rd upper floors	Wing A & B – 162.85 mt. Wing C - 171.45 mt.

23.Number of tenants and shops	Proposed Buildings: Building No. 7 wing A, B & C = 498 Flats Building No. 10 wing A, B & C = 498 Flats Total: 996 Flats Existing Buildings: Flats = 672 Shops = 21 Office = 82 Total = 775 Total Flats on Entire Plot = 996 + 672 = 1668 Shops = 21 Office = 82
24.Number of expected residents / users	Building No. 7: Wing A, B & C = 2490 Building No. 10: Wing A, B & C= 2490 Residents: 4980 Nos. Building Staff: 43 Drivers: 996 Maids: 996 Visitors: 250 Total Populations: 7265 Nos.
25.Tenant density per hectare	310
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 – Marathon Ave Road
28.Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	9.00 – 12.00 m turning radius
29.Existing structure (s) if any	No
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**	MCGM
	Fresh water (CMD):	480
	Recycled water - Flushing (CMD):	257
	Recycled water - Gardening (CMD):	132
	Swimming pool make up (Cum):	842
	Total Water Requirement (CMD) :	738
	Fire fighting - Underground water tank(CMD):	600
	Fire fighting - Overhead water tank(CMD):	200
	Excess treated water	189

Wet season:	**Source of water**	MCGM
	Fresh water (CMD):	480
	Recycled water - Flushing (CMD):	257
	Recycled water - Gardening (CMD):	00
	Swimming pool make up (Cum):	842
	Total Water Requirement (CMD) :	738
	Fire fighting - Underground water tank(CMD):	600
	Fire fighting - Overhead water tank(CMD):	200
	Excess treated water	321
Details of Swimming pool (If any)	Details of Swimming pool (If any): Main Pool Volume = 618.25 sq.mt x 1.2 m -741.90 Cum Capacity = 741.90 Cum Water Requirement = 740 Cum Make up Water Requirement = 74 Cum Kids Pool Volume = 113.88 sq.mt x 0.9 m -102.49Cum Capacity = 102.49 Cum Water Requirement = 102 Cum Make up Water Requirement = 10 Cum Filtration Plant Location: 5th 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:**	2.5 meters below ground
	Size and no of RWH tank(s) and Quantity:	Size: Area: 58.83 Sq. m. Depth: 2.850 m., 2 RWH tank of 85 CMD each (Raw & treated Rain water tank)
	Location of the RWH tank(s):	Below Ground
	Quantity of recharge pits:	No
	Size of recharge pits :	Not Applicable
	Budgetary allocation (Capital cost) :	11.9 Lacs
	Budgetary allocation (O & M cost) :	1.2 Lacs/Year
	Details of UGT tanks if any :	Fire Fighting Tank: 600 CMD Domestic Water Tank: 480 CMD Flushing Water Tank:257 CMD Rain Water Harvesting Tank: 170 CMD
35.Storm water drainage	**Natural water drainage pattern:**	SWD by Gravity & connected to south side
	Quantity of storm water:	0.208 m3/Sec
	Size of SWD:	Ranging from 450 – 600 mm wide storm water drain Channel, Slope 1:300
Sewage and Waste water	**Sewage generation in KLD:**	642 KLD
	STP technology:	Moving Bed Bio-Reactor (MBBR) Technology
	Capacity of STP (CMD):	2 STPs of 325 KLD each; Total capacity: 650 KLD
	Location & area of the STP:	Below Ground, Area: 553 Sq. M.
	Budgetary allocation (Capital cost):	97.35 Lacs
	Budgetary allocation (O & M cost):	9.8. Lacs/year
36.Solid waste Management		
Waste generation in the Pre Construction and Construction phase:	**Waste generation:**	Debris & construction waste shall be generated. Recyclable waste will be generated like empty cement bags & cans, scrap metal etc.
	Disposal of the construction waste debris:	Recyclable waste like empty cement bags & empty paint cans shall be handed over to local vendors. Broken tiles shall be used for china mosaic of terrace. Scrap metals shall be sold to recyclers. Disposal of construction waste will be as per “Construction and Demolition waste management Rules 2016.
Waste generation in the operation Phase:	**Dry waste:**	1347 Kg/Day
	Wet waste:	898 Kg/Day
	Hazardous waste:	Not Applicable
	Biomedical waste (If applicable):	Not Applicable
	STP Sludge (Dry sludge):	6.5 Kg/Day
	Others if any:	None

Mode of Disposal of waste:	**Dry waste:**	Dry waste would be further segregated into recyclable and non-recyclable & it will be handed over to authorize vendors.
	Wet waste:	Wet Garbage will be treated in Mechanical Composting Unit 'Organic Waste Convertor' (OWC) and the compost generated would be used as manure for gardening purpose and excess would be sold to authorize vendors.
	Hazardous waste:	Not Applicable
	Biomedical waste (If applicable):	Not Applicable
	STP Sludge (Dry sludge):	Dry sludge would be used as manure for gardening purpose and excess would be sold to authorize vendors
	Others if any:	None
Area requirement:	**Location(s):**	Ground Level
	Area for the storage of waste & other material:	3 no. of OWC - 43 Sq. m each
	Area for machinery:	10 Sq. M. at each location
Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	36 Lakhs
	O & M cost:	15 Lakhs/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 :**	RG area for Proposed Buildings 7, 9 & 10 :- Ground RG Area: 5254.28 Sq. m, Paved RG area on ground: 1680.10 Sq. m, Podium RG Area: 6852.51 Sq. m, Podium Paved RG: 1265.98 Sq. m, Open Spaces Other than RG: 5619.60 Sq. m, RG area of existing buildings 1, 2, 3, 4, 5, 6 & 8 = 9448.56 Sq. M.
	No of trees to be cut :	5 Nos.
	Number of trees to be planted :	419 tree on Ground + 342 shrubs on podium = 761; Trees on Existing development (Bldg. no. 1, 2, 3, 4, 5, 6 & 8): 459
	List of proposed native trees :	Shirish, Neem, Maharukh, Satwin, Karanj, Sita Ashok, Kadamb, Bahava, Bakul, Parijatak, Tamhan, Kunti, Apta, Pangara, Palas, Son chafa, Putranjiva, Fish Tail Palm.
	Timeline for completion of plantation :	After completion of construction work

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	Albizialebbeck	Shirish	20	Shady tree, yellowish green fragrant flowers
2	Azadiracta indica	Neem	15	Large tree, good for roadside plantation
3	Ailanthus excelsa	Maharukh	20	Large tree, good for roadside plantation
4	Alstonia scholaris	Satwin	20	Shady Tree, white fragrant flowers
5	Pongamia pinnata	Karanj	14	Shady tree
6	Saraca asoka	Sita Ashok	20	Shady tree with red-yellow flowers.
7	Anthocephallus cadamba	Kadamb	24	Shady, large tree, ball shaped flowers.
8	Cassia fistula	Bahava	26	Medium sized deciduous tree. Beautiful yellow flowers, Butterfly host plant
9	Mimusopselengi	Bakul	20	Shady tree, small white fragrant flowers
10	Nyctanthesarbor-tristis	Parijatak	14	Small deciduous fast growing tree, beautiful flowrers.
11	Lagerstroemia flos-regineae	Tamhan	20	State flower tree of Maharashtra, Medium sized tree, beautiful purple flowers
12	Murrayapaniculata	Kunti	20	Small tree, Fragrant white flowers,Butterfly host plant
13	Bauhinia racemosa	Apta	20	Small tree with small white flowers, Butterfly host plant
14	Erythrina indica	Pangara	20	Medium sized deciduous tree. Bright scarlet flowers
15	Butea monosperma	Palas	20	Medium sized deciduous tree. Beautiful orange flowers, Butterfly host plant

16	Michelia champaca	Son chafa	20	Medium sized evergreen tree, fragrant yellow flowers, Butterfly host plant
17	Putranjivaroxburghii	Putranjiva	20	Medium sized evergreen tree
18	Caryotaurens	Fish Tail Palm	20	Ornamental tree
19	Alstoniascholaris	Satwin	20	Shady, large evergreen Tree, white fragrant flowers
20	Murrayakoengii	Curry leaf	20	Butterfly host plant
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	VitexNegundi (Nirgudi)	2.00 m	--
2	AdhatodaVasica (Adulasa)	1.75 m	--
3	PlumbagoZeylanica (White Plumbago)	1.50 m	--
4	ZiziphusMauritiana (Ber)	2.25 m	--
5	Stachytarpheta sp	2.25 m	--
6	Cassia Tora (Takala)	2.00 m	--
7	Cassia auriculata (Tarwad)	1.75 m	--
8	Passiflora edulis (Krushnakamal)	2.25 m	--
9	Korphad	1.50 m	--
10	Tulas	2.00 m	--
11	Adulasa	2.25 m	--
12	Chitrak	2.00 m	--
13	Kadipatta	2.25 m	--
14	Wala	1.75 m	--
15	Wekhand	2.00 m	--
16	Gokarna	1.50 m	--
17	Piwala Kanchan	2.25 m	--
18	Kunti	2.25 m	--
19	Bahava	1.75 m	--
20	Kadipatta	1.75 m	--

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	None
	During Operation phase (Connected load):	9417.34 KW
	During Operation phase (Demand load):	3496.53 KW
	Transformer:	3 x 1000 kVA
	DG set as Power back-up during operation phase:	2 Nos. of 600 kVA
	Fuel used:	HSD
	Details of high tension line passing through the plot if any:	Yes

48.Energy saving by non-conventional method:

Savings due to solar lighting: Providing 25% of street lighting/landscape lighting on solar
Solar lighting for common areas

49.Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
1	Average Annual Energy Savings	24.74 %
2	Energy saved by renewable source of energy in % compare to total energy saved	3.22 %

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:**	28 Lakhs
	O & M cost:	4 Lakhs/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	Air Environment	Water for dust suppression, Tyre cleaning and Vehicle maintenance, Traffic Management (Sign Boards, Persons at entry exit and Parking area),	1.00

2	Socio-economic Environment	Site sanitation	1.0
3	Health & Safety	Disinfection at Site	0.5
4	Health & Safety	Health check-up of workers	1.00
5	Health & Safety	Safety Personal Protective Equipment (Helmets, Safety Shoes, Safety Belt, Googles, Hand Gloves etc.), Safety Training to Workers (Twice in Year), Safety Officer, Safety Nets	5.00
6	Environment management	Environmental Monitoring	5.00
7	Drinking water	Potable Water Supply	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	STP network	2 STPsof 325 KLD each; Total capacity: 650 KLD	97.35	9.8
2	RWH System	2 RWH tank of 85 CMD each (Raw & treated Rain water tank) (2 days storage capacity)	11.9	1.2
3	Solid Waste Management	Treating 898 Kg/Day Wet waste in Organic Waste Converter & Curing System	36	15
4	Solar Panel Installation	Solar Street Lights, Landscaping Lights, ? Solar water Heater (one toilet for top 12 floor of each tower)	28	4
5	Landscaping	Tree & Shrubs Plantation on site	30	3

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:	None
Parking details:	**Number and area of basement:**	Nil
	Number and area of podia:	6 Podiums, 68968.51 Sq. m.
	Total Parking area:	For Proposed Project (For building No. 7 & 10): 82897.47 Sq. m. (Stilt + Podiums), For Existing Buildings (For Building no. 1, 2, 3, 4, 5, 6 & 8): 14665 Sq. m (As per NBC)
	Area per car:	35.25 Sq. m.
	Area per car:	35.25 Sq. m.
	Number of 2-Wheelers as approved by competent authority:	428
	Number of 4-Wheelers as approved by competent authority:	Proposed Four Wheelers (For building No. 7 & 10): 2351 + Existing four wheelers (For Building no. 1, 2, 3, 4, 5, 6 & 8): 419 = Total Four Wheelers: 2770
	Public Transport:	None
	Width of all Internal roads (m):	Above 6.00 m
	CRZ/ RRZ clearance obtain, if any:	No
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	Sanjay Gandhi National Park – Approx. 540 m
	Category as per schedule of EIA Notification sheet	Category 'B'
	Court cases pending if any	No
	Other Relevant Informations	None
	Have you previously submitted Application online on MOEF Website.	No
	Date of online submission	-

TOR Suggested Changes

Consolidated Statement Point Number	Original Remarks	Submitted Changes
23. Number of tenants and shops	Building No. 7(Wing A, B & C): 498 Building No. 10 (Wing A & B): 498 , Total: 996 Flats	Building No. 7(Wing A, B & C): 498 Building No. 10 (Wing A, B & C): 498 Total: 996 Flats

24. Number of expected residents/Users	Building No. 7 (Wing A, B & C) = 2490 Building No. 10 (Wing A & B) = 2490 Residents: 4980 Nos. Building Staff: 43 Drivers: 996 Maids: 996 Visitors: 250 Total Populations: 7265 Nos.	Building No. 7 (Wing A, B & C) = 2490 Building No. 10 (Wing A, B & C) = 2490 Residents: 4980 Nos. Building Staff: 43 Drivers: 996 Maids: 996 Visitors: 250 Total Populations: 7265 Nos.
54. Number of 2 Wheelers	184	428
54. Number of 4 Wheelers	2090	2351
Distance from Protected areas/critically polluted areas/ Eco-sensitive areas/ interstate boundaries	Sanjay Gandhi National Park - Approx. 540 Km	Sanjay Gandhi National Park - Approx. 540 m
17. Net Plot Area	57213.36 Sq. m	57059.06 Sq. m

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

Representative of PP Mr. Parulekar was present during the meeting along with environmental consultant M/s. AQURA Enviro Projects Pvt. Ltd.

PP informed that, the project under consideration is *proposed expansion township project. PP further stated that, t*he total plot area of the project is 59430.30 Sq. M. Land Area Under consideration – 27221.45 Sq.mt. having total construction area 247541.08 Sq.mt(FSI - 115994.35 sq.mt +NON FSI- 131546.73 sq.mt) and the building configuration is as follow-

Building Name & number	Number of floors	Height (Mtrs)
Building No. 7: - Wing A, B & C	Stilt + 1st to 5th Podium + E Deck Floor + 1st to 43rd upper floors	Wing A & B - 162.85 – mt. Wing C – 171.45 mt.
Building No. 10: - Wing A, B& C	Stilt + 1st to 5th Podium + E Deck Floor + 1st to 43rd upper floors	Wing A & B – 162.85 mt. Wing C - 171.45 mt.

It is noted that, Project has received Environmental clearance vide letter dated 08/12/2017.

It is noted that the project earlier considered in 102nd Meeting (Day-2) Meeting held on 11-06-2019 & deferred as PP & Environmental Consultant have not listed and included the existing structures and their built up area in EIA & consolidated statement while applying for ToR earlier. Accordingly, PP submitted the compliance & requested for amendment in ToR.

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

After discussion, Committee approved the amended ToR with following observations & additions, which is valid upto 29/7/2022. EIA will be apprised as & when submitted. Meanwhile PP should comply with following points.

Specific Conditions by SEAC:

1) PP to submit the architect certificate for construction done on site.
2) PP to submit copy of approved layout plan submitted during earlier EC.
3) PP to ensure that % of RG should not be reduced with respect to additional plot.
4) PP to submit the copy of OC concession.
5) PP to revise the comparative statement & submit the same.
6) PP to provide 2 wheeler parking (25-40%) including for cycles as per new rule.
7) PP to submit Traffic analysis, Ventilation analysis, Shadow analysis, wind analysis report and measures to reduce heat island effect.
8) PP to provide turning radius of 9 mt.
9) PP to submit Contour and slope analysis super imposed with storm water drain, sewer line map in the project and 500 mtr around the project.
10) PP to submit project specific DMP.
11) PP to submit CER as per MoEF&CC circular dated 1.5.2018 relevant to the area and people around the project.
12) PP to also refer standard ToR published by MoEF vide order dated 10/04/15 in addition to above.

FINAL RECOMMENDATION

The Committee decided to Grant ToR subject to the above observations,PP requested to prepare and submit EIA report as per EIA Notification, 2006 and amendments thereof.

Agenda of 107th Meeting of State Expert Appraisal Committee-2 (SEAC-2)

SEAC Meeting number: 107 **Meeting Date** July 29, 2019

Subject: Environment Clearance for the proposed Township "Hiranandani Sands" at Tal. Alibaug, Dist. Raigad by M/s. Dynamix Vacation Resorts Pvt Ltd.

Is a Violation Case: No

1.Name of Project	Hiranandani Sands
2.Type of institution	TOR
3.Name of Project Proponent	Dynamix vacation Resorts Pvt ltd
4.Name of Consultant	Building Environment India Pvt ltd
5.Type of project	Township
6.New project/expansion in existing project/modernization/diversification in existing project	New Project
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	Not applicable
8.Location of the project	Survey No. 1237, 1281, 1291, 1292, 1451, 1456, 1457, 1459, 1461, 1462, 1464, 1473, 1474, 1475, 1477, 1478, 1481, 1485, 1492, 1503, 1509, 1525, 1567, 1570, 1571, 1572, 1575, 1594, 1682, 1729, 1731, 1280, 1403, 1405, 1406, 1468, 1469, 1476, 1487, 1574, 1592, 1685, 1463, 1483, 1493 and also extra land from Survey No. 1499, 1499, 1565, 1565, 1597, 1599, 1605, 1606, 1672 at Village - Nagaon, Tal. Alibag, Dist. Raigad. Survey No. 5, 6, 7,8,9 10, 11, 12, 13, 14, 15, 16, 17, 18, 18, 18, 19, 20, 22, 23, 24, 25, 26, 27, 29, 31, 32, 33, 34, 35, 36, 37, 40, 41, 42, 197, 240, 249,250, 251, 252, 254, 262, 263, 264, 270, 3, 4, 46, 253, 30 at Village - Bagmala, Tal. Alibag, Dist. Raigad. Survey No. 632B + 645, 632B + 645, 632/1, 632A, 632, 632, 644, 632 at Village - Chaul, Tal. Alibag, Dist. Raigad. Survey No. 191, 193, 193, 193, 192, 194, 203, 203, 204 at Village - Revdanda, Tal. Alibag, Dist. Raigad. Survey No. 51, 51, 55, 56, 57, 58 Village - Mandve, Tal. Alibag, Dist. Raigad.
9.Taluka	Alibaug
10.Village	Nagaon, Bagmala, Chaul, Revdanda and Mandve Turf Bamangaon
Correspondence Name:	M/s. Dynamix Vacation Resorts Pvt. Ltd.
Room Number:	--
Floor:	11th
Building Name:	Alpha, Hiranandani Business Park
Road/Street Name:	--
Locality:	Powai
City:	Mumbai
11.Whether in Corporation / Municipal / other area	Nagaon Village Panchayat
12.IOD/IOA/Concession/Plan Approval Number	Serial No. / LNA 1(A)/Letter of Intent/34183/2017
	IOD/IOA/Concession/Plan Approval Number: Serial No. / LNA 1(A)/Letter of Intent/34183/2017
	Approved Built-up Area: 2125751
13.Note on the initiated work (If applicable)	--
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	LOI obtained from Raigad Collector Office on 23.05.2018 Serial No. / LNA 1(A)/Letter of Intent/34183/2017
15.Total Plot Area (sq. m.)	9,55,714.00 m2
16.Deductions	--
17.Net Plot area	9,55,714.00 m2
18 (a).Proposed Built-up Area (FSI & Non-FSI)	**a) FSI area (sq. m.):** Total: 17,71,459.61 m2 Phase-I: 3,16,407.61 m2
	b) Non FSI area (sq. m.): Total: 3,54,291.92 m2 Phase-I: 63,281.52 m2
	c) Total BUA area (sq. m.): 2125751

18 (b).Approved Built up area as per DCR	**Approved FSI area (sq. m.):** Total: 17,71,459.61 m2 Phase-I: 3,16,407.61 m2
	Approved Non FSI area (sq. m.): Total: 3,54,291.92 m2 Phase-I: 63,281.52 m2
	Date of Approval: 23-05-2018
19.Total ground coverage (m2)	Total: 2,50,178 m2 Phase-I: 44,685.00 m2
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	Phase-I: 9.00% Total: 50.00%
21.Estimated cost of the project	4000000000

22.Number of buildings & its configuration

Serial number	Building Name & number	Number of floors	Height of the building (Mtrs)
1	Townhouse (239 No. of bldgs.)	S+2	15 m
2	Semi-Detached Villa (123 No. of bldgs.)	S+2	15 m
3	Bungalow (Total 41 No. of bldgs. all are proposed in Phase I)	S+2	15 m
4	Luxury Bungalow (8 No. of bldgs.)	G+2	15 m
5	Residential Mid -Rise (Total 34 No. of bldgs. Of which 2 Nos. proposed in Phase-1)	B+G+P+14	60 m
6	Residential Point Tower (Total 31 No. of bldgs. Of which 9 Nos. proposed in Phase-1)	2B+G+P+24	90 m
7	Retail & Market (35 No. of bldgs.)	G+1	9 m
8	Hotel (Total 9 No. of bldgs. Of which 3 Nos. proposed in Phase-1)	G+15	60 m
9	Club & Country club (Total 6 No. of bldgs. Of which 2 Nos. proposed in Phase-1)	G+1 & G+9	50 m
10	School (1 No. of bldgs.)	G+6	25 m
11	Health Care (1 No. of bldgs.)	G+8	30 m
12	Commercial office (1 No. of bldgs.)	G+10	40 m
13	Convention Centre (1 No. of bldgs.)	G+5	20 m
14	EWS (14 No. of bldgs.)	G+6	25 m
15	Public transport Utility (1 No. of bldgs.)	G+1	7 m

23.Number of tenants and shops	Total: 12740-Units Phase-I: Residential: 1520 units Hotel & Club House: 300 Villas: 41 Nos. School:1 (Existing)
24.Number of expected residents / users	Phase-I: 15,038.00 Total: 84,192.00
25.Tenant density per hectare	881/ Ha
26.Height of the building(s)	

27.Right of way (Width of the road from the nearest fire station to the proposed building(s)	9.0 m -24 m wide road
28.Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	Min 9.0 m
29.Existing structure (s) if any	Two Bungalows and one school building are at site. Bungalows will be demolished
30.Details of the demolition with disposal (If applicable)	Expected waste to be generated from demolition of the bungalows 55.74 T. Recyclable materials will be reused on site for land levelling and remaining will be handed over to authorized vendors for disposal as per C&D waste Management Rule, 2016.

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**	Alibag - MIDC
	Fresh water (CMD):	Phase I: 900.00 KLD
	Recycled water - Flushing (CMD):	Phase I: 450 KLD
	Recycled water - Gardening (CMD):	Phase I: 43 KLD
	Swimming pool make up (Cum):	--
	Total Water Requirement (CMD) :	Phase I: 1393 KLD Total: 7800 KLD
	Fire fighting - Underground water tank(CMD):	(Storage at building level) Phase I: 160,753.00 KLD Total: 900000 KLD
	Fire fighting - Overhead water tank(CMD):	--
	Excess treated water	Phase-I: 601

Wet season:	**Source of water**	Alibag - MIDC
	Fresh water (CMD):	Phase I: 900.00 KLD
	Recycled water - Flushing (CMD):	Phase I: 450 KLD
	Recycled water - Gardening (CMD):	--
	Swimming pool make up (Cum):	--
	Total Water Requirement (CMD) :	Phase I: 1350 KLD Total: 7800 KLD
	Fire fighting - Underground water tank(CMD):	(Storage at building level) Phase I: 160,753.00 KLD Total: 900000 KLD
	Fire fighting - Overhead water tank(CMD):	--
	Excess treated water	Phase-1:644
Details of Swimming pool (If any)	Swimming pool area in hotel: 5,400.00 sq.mt (30M x 15M) x 12 nos. Phase –I: 965.00 m2	

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:**	Will be provided in EIA.
	Size and no of RWH tank(s) and Quantity:	10 Nos of 1.0 Lakh litre Capacity- (2days storage Tanks)
	Location of the RWH tank(s):	Within Building Foot Print / Cluster Level.
	Quantity of recharge pits:	NA
	Size of recharge pits :	NA
	Budgetary allocation (Capital cost) :	1.70 Crore
	Budgetary allocation (O & M cost) :	1.20 Lakhs per Annum
	Details of UGT tanks if any :	NA--

35.Storm water drainage	**Natural water drainage pattern:**	Will be provided in EIA.
	Quantity of storm water:	28.18 Cum/Sec
	Size of SWD:	Min size of SWD 2.00 Mx 2.60 M Max size of SWD 18.00M x 2.80M

Sewage and Waste water	**Sewage generation in KLD:**	Total: 10499 KLD Phase I: 1,875.00 KLD
	STP technology:	MBBR
	Capacity of STP (CMD):	10,499 KLD (Depending on the sewage generation 18 numbers of STP's are planned. Hence the capacity of STP varies as per requirement with respect to the cluster.) Total: 10,449.00 KLD Phase I: 1,875.00 KLD
	Location & area of the STP:	10,499 KLD (Depending on the sewage generation 18 numbers of STP's are planned. Hence the capacity of STP varies as per requirement with respect to the cluster.) Total: 10499 KLD Phase I: 1,875.00 KLD
	Budgetary allocation (Capital cost):	Total: 52.495 Crores Phase I: 9.00 Crores
	Budgetary allocation (O & M cost):	Total: 1.57 Crores Phase I: 0.27 Crores

36.Solid waste Management

Waste generation in the Pre Construction and Construction phase:	**Waste generation:**	Expected waste to be generated from demolition of the bungalows 55.74 T.
	Disposal of the construction waste debris:	Recyclable materials will be reused on site for land levelling and remaining will be handed over to authorized vendors for disposal as per C&D waste Management Rule, 2016.
Waste generation in the operation Phase:	**Dry waste:**	Total: 13.71 TPD Phase I: 2 TPD
	Wet waste:	Total: 20.56 TPD Phase I: 4 TPD
	Hazardous waste:	Spillage from DG
	Biomedical waste (If applicable):	It will be not applicable for phase I
	STP Sludge (Dry sludge):	182 Kg/Day
	Others if any:	--
Mode of Disposal of waste:	**Dry waste:**	Will be handed over to Authorised Recyclers as per MSW Rule, 2016.
	Wet waste:	Will be treated in OWC
	Hazardous waste:	Will be handled as per Hazardous waste Rules, 2018
	Biomedical waste (If applicable):	It will be not applicable for phase I
	STP Sludge (Dry sludge):	Will be used as a manure
	Others if any:	--
Area requirement:	**Location(s):**	Building wise
	Area for the storage of waste & other material:	1200 m2
	Area for machinery:	Will be provided in EIA.
Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	Rs. 3.63 Cr.
	O & M cost:	Rs. 25 Lacs/month

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: 47,785.70 m2 Phase I: 8,535.00 m2
	No of trees to be cut :	NA
	Number of trees to be planted :	800
	List of proposed native trees :	Attached
	Timeline for completion of plantation :	Throughout the 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	Will be provided in EIA.	Will be provided in EIA.	Will be provided in EIA.	Will be provided in EIA.
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	Will be provided in EIA.	Will be provided in EIA.	Will be provided in EIA.

47.Energy

Power requirement:	**Source of power supply :**	MSEB
	During Construction Phase: (Demand Load)	1 MW from Local Authority
	DG set as Power back-up during construction phase	1 DG x 320 kVA capacity
	During Operation phase (Connected load):	Phase I: 26.00 MW Total Connected load: 143.98 MW
	During Operation phase (Demand load):	Phase I: 12 MW Total demand load: 67.6 MVA
	Transformer:	3 Nos. 25MVA, 220/22KV in main EHV substation
	DG set as Power back-up during operation phase:	1. 2 Nos. of 320KVA, DG Set for Water Supply & Fire Fighting System for Infra Level only 2. 1 No of 180 KVA DG set for STP
	Fuel used:	Bio-diesel / Diesel
	Details of high tension line passing through the plot if any:	The 22KV Overhead Line Passing through project site will be shifted.

48.Energy saving by non-conventional method:

--

49.Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
1	Details of solar water heaters and solar street lights will be provided in EIA.	Details of solar water heaters and solar street lights will be provided in EIA.

50.Details of pollution control Systems

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

Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	will be provided in EIA.
	O & M cost:	will be provided in EIA.

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	Water for Dust Suppression	Will be provided in EIA.
2	Site Sanitation, Disinfection & Health Check Up	Site Sanitation, Disinfection & Health Check Up	Will be provided in EIA.
3	Environmental Monitoring	Environmental Monitoring	Will be provided in EIA.

4	Debris/Top soil Management	Debris/Top soil Management	Will be provided in EIA.
5	Health and Safety of Labourers	Health and Safety of Labourers	Will be provided in EIA.
6	EMC	Environment monitoring cell	Will be provided in EIA.

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	Sewage Treatment Plant	Phase I: 9.00 Crores Total: 52.495 Crores	Phase I: 0.27 Crores Total: 1.57 Crores
2	Solid Waste Management	Organic waste converter	Rs. 3.63 Cr.	Rs. 25 Lacs/month
3	Rain Water Management	Rain Water Harvesting	1.70 Crore	1.20 Lakhs per Annum
4	RG Area	Green Belt	Will be provided in EIA.	Will be provided in EIA.
5	Energy Saving	Energy Saving features	Will be provided in EIA.	Will be provided in EIA.
6	Fire Fighting measures	Fire Fighting measures	Will be provided in EIA.	Will be provided in EIA.

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:	Will be provided in EIA.

Parking details:	**Number and area of basement:**	1 basement at Residential Mid-Rise. 2 basements at Residential Point Tower
	Number and area of podia:	1 podium at Residential Mid Rise. 1 podium at Residential Point Tower
	Total Parking area:	2.0 Lakhs m2
	Area per car:	3.0x 6.0/ 2.5 x 5.5 m2
	Area per car:	3.0x 6.0/ 2.5 x 5.5 m2
	Number of 2-Wheelers as approved by competent authority:	Phase I: 5,261.00 Nos. Total: 29,456.00 Nos.
	Number of 4-Wheelers as approved by competent authority:	Phase I: 1,571.00 Nos. Total: 8793 Nos.
	Public Transport:	Bus Stops will be provided at Strategic locations
	Width of all Internal roads (m):	9 m- 24 m
	CRZ/ RRZ clearance obtain, if any:	Application has been done on 23rd April,2019.
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	Phansad Wildlife sanctuary is Approx.9.84 Km away from the project site.
	Category as per schedule of EIA Notification sheet	Category 8 B
	Court cases pending if any	--
	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

PP Mr. Swaroop Revankar 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* new township *Project comprising of rehabilitation building with shops & sale building project. PP further stated that,* the total plot area of the project is 9,55,714.00 Sq.mt having total construction area 2125751 Sq.mt. (FSI – 17,71,459.61 m2 Phase-I: 3,16,407.61 sq.mt +NON FSI- 3,54,291.92 m2 Phase-I: 63,281.52Sq.mt) and the building configuration is as follow-

Building Name & number	Number of floors	Height (Mtrs)
Townhouse (239 No. of bldgs.)	S+2	15 m
Semi-Detached Villa (123 No. of bldgs.)	S+2	15 m
Bungalow (Total 41 No. of bldgs. all are proposed in Phase I)	S+2	15 m
Luxury Bungalow (8 No. of bldgs.)	G+2	15 m
Residential Mid -Rise (Total 34 No. of bldgs. Of which 2 Nos. proposed in Phase-1)	B+G+P+14	60 m
Residential Point Tower (Total 31 No. of bldgs. Of which 9 Nos. proposed in Phase-1)	2B+G+P+24	90 m
Retail & Market (35 No. of bldgs.)	G+1	9 m
Hotel (Total 9 No. of bldgs. Of which 3 Nos. proposed in Phase-1)	G+15	60 m
Club & Country club (Total 6 No. of bldgs. Of which 2 Nos. proposed in Phase-1)	G+1 & G+9	50 m
School (1 No. of bldgs.)	G+6	25 m
Health Care (1 No. of bldgs.)	G+8	30 m
Commercial office (1 No. of bldgs.)	G+10	40 m
Convention Centre (1 No. of bldgs.)	G+5	20 m
EWS (14 No. of bldgs.)	G+6	25 m
Public transport Utility (1 No. of bldgs.)	G+1	7 m

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 record.

DECISION OF SEAC

After discussion, Committee approved the ToR with following observations & additions, which is valid upto 29/7/2022. EIA will be apprised as & when submitted. Meanwhile PP should comply with following points.

Specific Conditions by SEAC:

1) PP to submit all NoC/approvals as mentioned in para 2 of Annexure- B of ITP Notification dated 26/12/2016 issued by Urban Development Department, Government of Maharashtra.
2) PP to submit the CRZ NoC.
3) PP to submit the geotechnical & geological study report.
4) PP to submit the NoC of MSETCL for high tension line.
5) PP to submit & upload the copy of location clearance.
6) PP to ensure that the amenities like health, education, market, school etc should be provided proportionately in phase I also.
7) PP to submit the contour of the site specifying the area with slop more than 1-1.5.
8) PP to submit the detail calculations for "Social Housing" ITP Notification issued by Urban Development Department, Government of Maharashtra
9) PP to submit acknowledgement of submission of the master plan layout along with plan & attachments.
10) PP to submit NoC for drinking water from MJP.
11) PP to submit the topography of the site along with earmark the major nalla artery present on site.
12) PP to ensure that school building should be as per RTE Act.
13) PP to submit the sewerage network, water supply, storm water drain NOC from local planning authority.
14) PP to submit the detail biodiversity chapter including marine ecology in EIA considering the eco-sensitivity of the site.
15) PP to submit the DP remarks.
16) PP to submit Contour and slope analysis super imposed with storm water drain, sewer line map in the project and 500 mtr around the project. Arterial roads should be provided with Foothpath, duct for utility services like telecom, electricity etc should be given along the length & across the road at the interval of 50 m.
17) PP to provide cycling track along with road.
18) PP to submit the disposal plan of biomedical & E- waste.
19) PP to submit & upload wind analysis, shadow analysis, traffic analysis, light and ventilation analysis and measures to reduce heat island effect.
20) PP to ensure that maximum treated water should be recycled.
21) PP to submit the detail sewerage plan & STP calculations.
22) PP to submit demolition & debris disposal /waste management plan.
23) PP to submit project specific DMP.
24) PP to ensure that RG required is as per the norms and should be on Mother Earth.
25) PP to submit & upload the design & cross section of STPs indicating minimum 40% area open to sky for adequate ventilation.
27) Arterial roads should be provided with Foothpath, duct for utility services like telecom, electricity etc should be given along the length & across the road at the interval of 50 m.
28) PP to submit CER as per MoEF&CC circular dated 1.5.2018 relevant to the area and people around the project or Environment Department may direct PP to undertake CER work in identified area.
29) PP to also refer standard ToR published by MoEF vide order dated 10/04/15 in addition to above

FINAL RECOMMENDATION

The Committee decided to Grant ToR subject to the above observations,PP requested to prepare and submit EIA report as per EIA Notification, 2006 and amendments thereof.

Agenda of 107th Meeting of State Expert Appraisal Committee-2 (SEAC-2)

SEAC Meeting number: 107 **Meeting Date** July 29, 2019

Subject: Environment Clearance for Amendment in EC for "Rental Housing Scheme" at village – Rohinjan, Taluka – Panvel, District – Raigad

Is a Violation Case: No

1.Name of Project	"Rental Housing Scheme" at village – Rohinjan, Taluka – Panvel, District – Raigad
2.Type of institution	Private
3.Name of Project Proponent	M/s. Adhiraj Constructions Pvt. Ltd.
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	Amendment in Environmental Clearance
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	Received Prior Environmental Clearance from SEIAA, Maharashtra dt. 28.06.2011 and Amendment in EC from MOEF&CC dt. 18.06.2015
8.Location of the project	At land bearing S. Nos. 64/2, 66/2, 67/1, 67/2/1, 67/2/2, 67/4, 68/1A, 68/1B, 68/2, 68/4, 69/0 (pt.), 70/1, 70/2, 71/2, 71/3, 71/4, 72/1A, 72/1B, 72/3, 76/1, 76/2/1, 76/2/2, 77/1, 77/2, 79/3 ,86/1, 86/2, 88/0, 89/1, 89/2, 90, 91/3, 99/2 at village – Rohinjan, Taluka – Panvel, District – Raigad.
9.Taluka	Panvel
10.Village	Rohinjan
Correspondence Name:	M/s. Adhiraj Constructions Pvt. Ltd.
Room Number:	501
Floor:	--
Building Name:	Landmark
Road/Street Name:	--
Locality:	Sector 07, Kharghar
City:	Navi Mumbai.
11.Whether in Corporation / Municipal / other area	Panvel Municipal Corporation (PMC)
12.IOD/IOA/Concession/Plan Approval Number	Received Approved plan dated. 23.04.2015 ; Received Commencement Certificate (CC) dated 30.09.2016 and 07.10.2017.
	IOD/IOA/Concession/Plan Approval Number: Approved plan dt.23.04.2015 (164/2014) CC dt.30.09.2016 (L.N.A1(B)/16/2016) CC dt.07.10.2017. (8775/2017)
	Approved Built-up Area: 554877.64
13.Note on the initiated work (If applicable)	Received Prior Environmental Clearance dt. 28.06.2011 and Amendment in EC dt. 18.06.2015. Total constructed work (FSI+ Non FSI) on site till date: 1,58,884.69 Sq.mt.
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	Received Location clearance from MMRDA dt. 16/04/2013 and 22.12.2014
15.Total Plot Area (sq. m.)	1,57,450.00 Sq.mt.
16.Deductions	18,730.59 Sq.mt.
17.Net Plot area	1,38,719.41 Sq.mt.
18 (a).Proposed Built-up Area (FSI & Non-FSI)	**a) FSI area (sq. m.):** 5,36,573.42 Sq.mt.
	b) Non FSI area (sq. m.): 7,07,565.00 Sq.mt.
	c) Total BUA area (sq. m.): 1244138.41
18 (b).Approved Built up area as per DCR	**Approved FSI area (sq. m.):** 5,54,877.64 Sq.mt.
	Approved Non FSI area (sq. m.): Shall be submitted
	Date of Approval: 23-04-2015
19.Total ground coverage (m2)	59,262.00 Sq.mt.
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	43%
21.Estimated cost of the project	23670000000

22.Number of buildings & its configuration

Serial number	Building Name & number	Number of floors	Height of the building (Mtrs)
1	Rental	--	--
2	Building 1 & 2	Ground (pt) + Stilt (pt) + 20 floors each	58.05
3	Building 3, 4 , 5 & 6	Ground (pt) + Stilt (pt) + 26 floors each	74.55
4	Sale	--	--
5	Building 1A & 1B	2 Basements + Lower Ground + Upper Ground + 2 Podia + 1st to 45th floor	148.50
6	Building 1C & 1D	2 Basements + Lower Ground + Upper Ground + 2 Podia + 1st to 45th floor	148.50
7	Building 2A & 2B	Lower Ground + Upper Ground + 2 Podia + 1st to 55th floor	179.80
8	Building 3B	1 Basement + Lower Ground + Upper Ground + 2 Podia + 1st to 55th floor	179.80
9	Tower 5	3 Basements + Ground + 2 Podia + 1st to 44th floors	146.80
10	Building 6A & 6B	3 Basements + Ground + 2 Podia + 1st to 44th floors	146.80
11	Building 7A	3 Basements + Ground + 2 Podia + 1st to 44th floors	146.80
12	Building 10A & 10B	3 Basements + Ground + 2 Podia + 1st to 44th floors	146.80
13	Tower 11	3 Basements + Ground + 2 Podia + 1st to 45th floors	149.80
14	Tower T1	Ground + 1st to 46th floors	143.95
15	Tower T2 & T3	Ground + 1st to 46th floors	143.95
16	Tower T4 & T5	Ground + 1st to 46th floors	143.95
17	Club house + Commercial	1 Basement + Ground +1st to 4th floor	17.40

23.Number of tenants and shops	Rental: Flats: 3991 nos. Shops: 43 nos. Balwadi: 22 nos. Welfare Center: 22 nos. Manager Office: 9 nos. Sale: Flats: 5102 nos. Shops: 28 nos.
24.Number of expected residents / users	47307 nos.
25.Tenant density per hectare	654/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)	24.00 mt. wide R.P. road
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)	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**	Maharashtra Jivan Pradhikaran (MJP)/ Tanker Water of potable quality
	Fresh water (CMD):	Shall be submitted
	Recycled water - Flushing (CMD):	Shall be submitted
	Recycled water - Gardening (CMD):	Shall be submitted
	Swimming pool make up (Cum):	Shall be submitted
	Total Water Requirement (CMD) :	Shall be submitted
	Fire fighting - Underground water tank(CMD):	Shall be submitted
	Fire fighting - Overhead water tank(CMD):	Shall be submitted
	Excess treated water	Shall be submitted

Wet season:	**Source of water**	M.J.P/Partly by RWH/ Tanker Water of potable quality
	Fresh water (CMD):	Shall be submitted
	Recycled water - Flushing (CMD):	Shall be submitted
	Recycled water - Gardening (CMD):	Shall be submitted
	Swimming pool make up (Cum):	Shall be submitted
	Total Water Requirement (CMD) :	Shall be submitted
	Fire fighting - Underground water tank(CMD):	Shall be submitted
	Fire fighting - Overhead water tank(CMD):	Shall be submitted
	Excess treated water	Shall be submitted
Details of Swimming pool (If any)	Shall be submitted	

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:**	Between 0.6 m to 2.8 m below ground level.
	Size and no of RWH tank(s) and Quantity:	Shall be submitted
	Location of the RWH tank(s):	Shall be submitted
	Quantity of recharge pits:	--
	Size of recharge pits :	--
	Budgetary allocation (Capital cost) :	Shall be submitted
	Budgetary allocation (O & M cost) :	Shall be submitted
	Details of UGT tanks if any :	Shall be submitted

35.Storm water drainage	**Natural water drainage pattern:**	Shall be submitted
	Quantity of storm water:	Shall be submitted
	Size of SWD:	Shall be submitted

Sewage and Waste water	**Sewage generation in KLD:**	Shall be submitted
	STP technology:	Shall be submitted
	Capacity of STP (CMD):	Shall be submitted
	Location & area of the STP:	Shall be submitted
	Budgetary allocation (Capital cost):	Shall be submitted
	Budgetary allocation (O & M cost):	Shall be submitted

36.Solid waste Management

Waste generation in the Pre Construction and Construction phase:	**Waste generation:**	Shall be submitted
	Disposal of the construction waste debris:	Construction waste shall be partly reused/recycled and partly disposed to the authorized site with the permission of local authority.
Waste generation in the operation Phase:	**Dry waste:**	Shall be submitted
	Wet waste:	Shall be submitted
	Hazardous waste:	Not Applicable
	Biomedical waste (If applicable):	Not Applicable
	STP Sludge (Dry sludge):	Shall be submitted
	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):**	Shall be submitted
	Area for the storage of waste & other material:	Shall be submitted
	Area for machinery:	Shall be submitted
Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	Shall be submitted
	O & M cost:	Shall be submitted

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

43.Green Belt Development	**Total RG area :**	On Ground: 13,559.80 Sq.mt.
	No of trees to be cut :	No existing trees on site.
	Number of trees to be planted :	Shall be submitted
	List of proposed native trees :	Shall be submitted
	Timeline for completion of plantation :	Before 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	--	--	--	--
45.Total quantity of plants on ground				

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

Serial Number	Name	C/C Distance	Area m2
1	--	--	--

47.Energy

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

48.Energy saving by non-conventional method:

Shall be submitted

49.Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
1	Overall energy saving	Shall be submitted

50.Details of pollution control Systems

Source	Existing pollution control system	Proposed to be installed
Sewage	--	Sewage Treatment Plant (STP)
Solid waste	--	Organic Waste Converter (OWC)

Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	Shall be submitted
	O & M cost:	Shall be submitted

51.Environmental Management plan Budgetary Allocation

a) Construction phase (with Break-up):

Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)
1	Shall be submitted	--	--

b) Operation Phase (with Break-up):

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	Shall be submitted	--	--	--

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 exits
Parking details:	**Number and area of basement:**	Details as mentioned in Project proposal at Sr. no. 24
	Number and area of podia:	Details as mentioned in Project proposal at Sr. no. 24
	Total Parking area:	Shall be submitted
	Area per car:	--
	Area per car:	--
	Number of 2-Wheelers as approved by competent authority:	Parking spaces Provision: 724 nos.
	Number of 4-Wheelers as approved by competent authority:	Parking spaces Provision: 5331 nos.
	Public Transport:	Not Applicable
	Width of all Internal roads (m):	Minimum 9.00 mt.
	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	Yes
	Other Relevant Informations	--

	Have you previously submitted Application online on MOEF Website.	No
	Date of online submission	-

TOR Suggested Changes

Consolidated Statement Point Number	Original Remarks	Submitted Changes
13. Note on the initiated work (If applicable)	Received Prior Environmental Clearance dt. 28.06.2011 and Amendment in EC dt. 18.06.2015. Total constructed work (FSI+ Non FSI) on site till date: 1,58,884.69 Sq.mt.	Received Prior Environmental Clearance dt. 28.06.2011 and Amendment in EC dt. 18.06.2015. Total constructed work (FSI + Non FSI) on site till date: 1,86,178.17 Sq. mt.
18 (a). Proposed Built up Area (FSI & Non FSI)	FSI area (sq. m.): 5,36,573.42 Sq.mt. ; Non FSI area (sq. m.): 7,07,565.00 Sq.mt. ; Total BUA area (sq. m.): 1244138.41	FSI area (sq. m.): 5,17,512.29 ; Non FSI area (sq. m.): 6,03,709.98 Sq.mt ; Total BUA area (sq. m.): 1121222.27
18 (b). Approved Built up area as per DCR	Approved FSI area (sq. m.): 5,54,877.64 Sq.mt.	Approved FSI area (sq. m.): 5,54,836.65 Sq. mt.
19.Total ground coverage (m2)	59,262.00 Sq.mt.	58,914.80 Sq. mt.
22.Number of buildings & its configuration	Building 1A & 1B: 2 Basements + Lower Ground + Upper Ground + 2 Podia + 1st to 45th floor ; Height: 148.50	Building 1A & 1B: 2 Basements + Lower Ground + Upper Ground + 2 Podia + 1st to 45th floor ; Height: 149.80
22.Number of buildings & its configuration	Building 1C & 1D: 2 Basements + Lower Ground + Upper Ground + 2 Podia + 1st to 45th floor ; Height: 148.50	Building 1C & 1D: 2 Basements + Lower Ground + Upper Ground + 2 Podia + 1st to 45th floor ; Height: 149.80
22.Number of buildings & its configuration	Tower 5: 3 Basements + Ground + 2 Podia + 1st to 44th floors ; Height: 146.80	Tower 5: 2 Basements + Lower Ground + Upper Ground + 2 Podia + 1st to 45th floors ; Height: 149.80
22.Number of buildings & its configuration	Building 6A & 6B: 3 Basements + Ground + 2 Podia + 1st to 44th floors ; Height: 146.80	Building 6A & 6B: 2 Basements + Lower Ground + Upper ground + 2 Podia + 1st to 44th floors ; Height: 146.80
22.Number of buildings & its configuration	Building 7A: 3 Basements + Ground + 2 Podia + 1st to 44th floors ; Height: 146.80	Building 7A: 2 Basements + Lower Ground + Upper Ground + 2 Podia + 1st to 44th floors ; Height: 146.80
22.Number of buildings & its configuration	Building 10A &10B: 3 Basements + Ground + 2 Podia + 1st to 44th floors ; Height: 146.80	Building 10A &10B: 2 Basements + Lower Ground + Upper Ground + 2 Podia + 1st to 44th floors ; Height: 146.80
22.Number of buildings & its configuration	Tower 11: 3 Basements + Ground + 2 Podia + 1st to 44th floors ; Height: 149.80	Tower 11: 2 Basements + Lower Ground + Upper Ground + 2 Podia + 1st to 45th floors ; Height: 149.80
22.Number of buildings & its configuration	Tower T1: Ground + 1st to 46th floors ; Height: 143.95	Tower T1: Stilt + 1st to 5th podia (part habitable + parking) + 6th to 47th floors ; Height: 147.35
22.Number of buildings & its configuration	Tower T2 & T3: Ground + 1st to 46th floors ; Height: 143.95	Tower T2 & T3: Stilt + 1st to 5th podia (part habitable + parking) + 6th to 47th floors ; Height: 147.35
22.Number of buildings & its configuration	Tower T4 & T5: Ground + 1st to 46th floors ; Height: 143.95	Tower T4 & T5: Stilt + 1st to 5th podia (part habitable + parking) + 6th to 47th floors ; Height: 147.35
22.Number of buildings & its configuration	Club house + Commercial: Basement + Ground +1st to 4th floor ; Height: 17.40	Club house + Commercial: 1 Basement + Ground +1st to 4th floor ; Height: 22.40

23.Number of tenants and shops	Sale: Flats: 5102 nos. Shops: 28 nos.	Sale: Flats: 5150 nos. Shops: 28 nos.
24.Number of expected residents / users	47307 nos.	47462 nos.
25.Tenant density per hectare	654/hector	664/hector

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 *proposed amendment in EC of housing*. *PP further stated that,* the total plot area of the project is 1,57,450.001 Sq.mt having total construction area 1244138.41 Sq.mt.(FSI -5,36,573.42 Sq. mt. + NON FSI- 7,07,565.00 Sq. mt.) and the building configuration is as follow-

Building Name & number	Number of floors	Height (Mtrs)
Rental	--	--
Building 1 & 2	Ground (pt) + Stilt (pt) + 20 floors each	58.05
Building 3, 4 , 5 & 6	Ground (pt) + Stilt (pt) + 26 floors each	74.55
Sale	--	--
Building 1A & 1B	2 Basements + Lower Ground + Upper Ground + 2 Podia + 1st to 45th floor	148.50
Building 1C & 1D	2 Basements + Lower Ground + Upper Ground + 2 Podia + 1st to 45th floor	148.50
Building 2A & 2B	Lower Ground + Upper Ground + 2 Podia + 1st to 55th floor	179.80
Building 3B	1 Basement + Lower Ground + Upper Ground + 2 Podia + 1st to 55th floor	179.80
Tower 5	3 Basements + Ground + 2 Podia + 1st to 44th floors	146.80
Building 6A & 6B	3 Basements + Ground + 2 Podia + 1st to 44th floors	146.80
Building 7A	3 Basements + Ground + 2 Podia + 1st to 44th floors	146.80
Building 10A & 10B	3 Basements + Ground + 2 Podia + 1st to 44th floors	146.80
Tower 11	3 Basements + Ground + 2 Podia + 1st to 45th floors	149.80
Tower T1	Ground + 1st to 46th floors	143.95
Tower T2 & T3	Ground + 1st to 46th floors	143.95
Tower T4 & T5	Ground + 1st to 46th floors	143.95
Club house + Commercial	1 Basement + Ground +1st to 4th floor	17.40

It is noted that, Project has received Environmental clearance vide letter dated 18.06.2015.

It is noted that the project earlier considered in 102nd dated SEAC-2 Meeting held on 11-06-2019, deferred with observations namely 1) PP to upload acknowledgement regarding plan of 5,17,512.29 Sq.mt submitted to local planning authority. 2) PP to obtain the Petroleum and Explosive Safety organisation (PESO) NoC, if require. 3) PP to upload the CFO NoC. 4) to submit the letter from local planning authority stating No nalla exists on plot or abutting the plot. 5) PP to ensure that outlet point of storm water drains should be above HFL. 6) PP to ensure that no excess treated waste water should be discharge in river or natural nalla. PP to explore the possibility to built STP at "Z" Point for local planning authority with approval from local planning authority & CIDCO under CER activity. 7) PP to revise the shadow analysis considering the effects of all the surrounding buildings. Also submit the table regarding flats receiving direct sunlight & flats receiving defused sunlight. 8) PP to mention the source secondary data used for wind analysis. 9) PP to include the mitigation measures for tunnel & funnel effect of wind. Accordingly, PP submitted the compliance which was taken on record.

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 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) The PP to get NOC from competent authority with reference to Thane creek flamingo sanctuary if the project site falls within 10 Km radius from the said sanctuary boundary. The planning authority to ensure fulfilment of this condition before granting CC.
2) PP to submit CER prescribed by MoEF&CC circular dated 1.5.2018 relevant to the area and people around the project or Environment Department may direct PP to undertake CER work in identified area, as identified by Environment Department.
3) PP to ensure that the BOD of STP treated water is less than 5. The PP to follow up with planning authority to try for construction of its STP under CER as per Undertaking given. PP to also ensure that no possession is given before final STP disposal system of planning authority comes in to existence with reference to 'Z' point, up to which planning authority has given NOC to bring the treated water.

FINAL RECOMMENDATION

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

Agenda of 107th Meeting of State Expert Appraisal Committee-2 (SEAC-2)

SEAC Meeting number: 107 **Meeting Date** July 29, 2019

Subject: Environment Clearance for Rare Townships Private Limited

Is a Violation Case: No

1.Name of Project	Proposed Residential cum Commercial Complex project
2.Type of institution	Private
3.Name of Project Proponent	Executive Engineer (PWD)
4.Name of Consultant	M/s. AQURA LABS PVT.LTD
5.Type of project	Housing Project (Residential cum Commercial Complex project)
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	YES, Environmental Clearance has been obtained for this project on 23rd March 2006.
8.Location of the project	CTS No. 194B, PWD Ground, Ghatkopar - Mankhurd Link Road, Chedda Nagar, Ghatkopar (E), Mumbai- 400 077
9.Taluka	Kurla
10.Village	Ghatkopar
Correspondence Name:	Executive Engineer
Room Number:	CTS No. 194B
Floor:	PWD Ground
Building Name:	Rising City
Road/Street Name:	Ghatkopar- Mankhurd Link Road
Locality:	Chedda Nagar, Ghatkopar (E)
City:	Mumbai - 400 077
11.Whether in Corporation / Municipal / other area	Mumbai Corporation Of Greater Mumbai (MCGM)
12.IOD/IOA/Concession/Plan Approval Number	IOD
	IOD/IOA/Concession/Plan Approval Number: CHE/334/B.P.(Spl.Cell) /AN/337
	Approved Built-up Area: 80741.03
13.Note on the initiated work (If applicable)	Construction in Progress
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	NA
15.Total Plot Area (sq. m.)	1,27,503.12 Sqm
16.Deductions	19,125.47 Sqm
17.Net Plot area	1,08,377.65 Sqm
18 (a).Proposed Built-up Area (FSI & Non-FSI)	**a) FSI area (sq. m.):** 2,93,423.45 Sqm
	b) Non FSI area (sq. m.): 4,64,402.52 Sqm
	c) Total BUA area (sq. m.): 757826
18 (b).Approved Built up area as per DCR	**Approved FSI area (sq. m.):** 80741.03
	Approved Non FSI area (sq. m.): 94252.78
	Date of Approval: 09-12-2015
19.Total ground coverage (m2)	31,033 Sqm
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	24.34
21.Estimated cost of the project	21500000000

22.Number of buildings & its configuration

Serial number	Building Name & number	Number of floors	Height of the building (Mtrs)
1	Building No. 1 (Residential)	Wing A1 - A6 : 3Basements + Stilt + 2 Podiums + 28 Floors	95.75
2	Building No. 1 (Residential)	Wing B1 - B6 : Basements + Stilt+ Podiums + 28 Floors	77.50
3	Building No. 1 (Residential)	Wing C1 - C5 : Basements + Stilt+ Podiums + 28 Floors	69.95
4	Building No. 2 (Residential)	Wing CA - CE : Basements + Stilt+ Podiums + 2 Floors	9.00
5	Building No. 3 (Commercial)	Basements + Stilt + Podiums + 21 Floors	9.00
6	Building No. 4 (School)	Basements + Stilt + 7 Floors	21.06
7	Building No. 5 (Jain temple & Upashraya)	Basements + Stilt + 2 Floors	18.30
8	Building No. 6 (HIndu temple)	Basements + Stilt + 2 Floors	18.30
9	Building No. 1 (Residential)	Wing A1 - A6 : 3Basements + Stilt + 2 Podiums + 19 Floors	66.95
10	Building No. 1 (Residential)	Wing A1 - A6 : 3Basements + Stilt + 2 Podiums + 19 Floors	66.95

23.Number of tenants and shops	Total number of flats: Residential : 3615 nos. Sales offices & shops: 150 nos.
24.Number of expected residents / users	17600
25.Tenant density per hectare	NA
26.Height of the building(s)	
27.Right of way (Width of the road from the nearest fire station to the proposed building(s)	24.00 mtrs wide proposed D.P road
28.Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	9.0 mtrs
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**	MCGM
	Fresh water (CMD):	1662
	Recycled water - Flushing (CMD):	846
	Recycled water - Gardening (CMD):	375
	Swimming pool make up (Cum):	900
	Total Water Requirement (CMD) :	2742
	Fire fighting - Underground water tank(CMD):	3300
	Fire fighting - Overhead water tank(CMD):	2900`
	Excess treated water	397
Wet season:	**Source of water**	MCGM
	Fresh water (CMD):	1662
	Recycled water - Flushing (CMD):	846
	Recycled water - Gardening (CMD):	375
	Swimming pool make up (Cum):	900
	Total Water Requirement (CMD) :	2742
	Fire fighting - Underground water tank(CMD):	3300
	Fire fighting - Overhead water tank(CMD):	2900
	Excess treated water	397
Details of Swimming pool (If any)	Proposed swimming pool in Podium level.	

33.Details of Total water consumed

Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
Water Requirement	**Existing**	**Proposed**	**Total**	**Existing**	**Proposed**	**Total**	**Existing**	**Proposed**	**Total**
Fresh water requirement	Nil	1662	1662	Nil	Nil	Nil	Nil	Nil	Nil
Domestic	Nil	2508	2508	Nil	Nil	Nil	Nil	Nil	Nil
Gardening	Nil	375	375	Nil	Nil	Nil	Nil	Nil	Nil

34.Rain Water Harvesting (RWH)	**Level of the Ground water table:**	1 to 2m below ground level.
	Size and no of RWH tank(s) and Quantity:	17 x 200 KL = 3400 , 1 x 400 KL = 400 , 1 x 100 KL = 100, Total = 3900 CuM/day
	Location of the RWH tank(s):	RWH tanks are proposed in basement.
	Quantity of recharge pits:	21
	Size of recharge pits :	1.5m x 2m x 0.5m
	Budgetary allocation (Capital cost) :	Rs. 80 Lacs
	Budgetary allocation (O & M cost) :	Rs. 2 Lacs
	Details of UGT tanks if any :	UG Tanks are proposed in Basement.
35.Storm water drainage	**Natural water drainage pattern:**	Storm Water drain (SWD) are laid at a slope of 1:300 the municipal outfall outside the plot.
	Quantity of storm water:	2000CuM
	Size of SWD:	200mm dia, 250mm dia, 300 mm dia, 350mm dia, 400mm dia, 450mm dia & 600mm dia.
Sewage and Waste water	**Sewage generation in KLD:**	2742
	STP technology:	Moving Bed Bioreactor (MBBR) Technology
	Capacity of STP (CMD):	8 Nos of STP & 2800 KLD cumulative capacity.
	Location & area of the STP:	Proposed at Basement level.
	Budgetary allocation (Capital cost):	Rs. 450 Lakhs
	Budgetary allocation (O & M cost):	Rs. 65 Lakhs

36.Solid waste Management

Waste generation in the Pre Construction and Construction phase:	**Waste generation:**	Debris Generated : approx. 720000 CuM
	Disposal of the construction waste debris:	Material wastes like bricks, cement etc. will be used as fill material and concrete would be recycled and reused at the site. Municipal solid waste generated by construction shall be segregated into biodegredable and non - biodegredebale and shall be handed over to MCGM. Cement bags, waste paper, cardboard packing material would be sold off to recyclers.
Waste generation in the operation Phase:	**Dry waste:**	4 MT/Day
	Wet waste:	5 MT/Day
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	125 Kg /Day
	Others if any:	NA

Mode of Disposal of waste:	**Dry waste:**	Disposed to the Municipal waste collection system and recyclable waste to be taken away by private contractor for resale.
	Wet waste:	Treatment in mechanical composting units provided at the ground level within the premises. The manure generated will be used for gardening.
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	Dried STP sludge will be used as manure for gardening
	Others if any:	NA
Area requirement:	**Location(s):**	On Ground level.
	Area for the storage of waste & other material:	Segregated Organic Waste
	Area for machinery:	5m x 8m
Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	Rs. 30 Lacs
	O & M cost:	Rs. 2.5 Lacs

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	250 kVA	250 kVA
41.Source of Fuel		HSD		

42.Mode of Transportation of fuel to site	By road.

43.Green Belt Development	**Total RG area :**	RG on the ground : 31900.00 Sqm , RG on the podium : 31429.00 Sqm.
	No of trees to be cut :	Nil
	Number of trees to be planted :	1595
	List of proposed native trees :	Neem, Karanj, Satwin, Kadamba, Sita Ashoka, Pangara.
	Timeline for completion of plantation :	Dec-20

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	Azardirachta indica	Neem	300	Large tree, good for roadside plantation
2	Pongamia pinnata	Karanj	300	Shady tree.
3	Alistonia scholaris	Satwin	300	Shady Tree, white fragrant flowers
4	Anthocephallus cadamba	Kadamba	300	Shady, large tree, ball shaped flowers.
5	Saraca ashoka	Sita Ashoka	300	Shady tree with red-yellow flowers.
6	Ficus retusa	Nandruk	95	Shady tree, good for roadside plantation.
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	Lemon grass/ Gavati Chaha	1m	1
2	Tulas	0.4m	0.6
3	Korphad	0.4m	0.5
4	Adulasa	3.5m	3
5	Chitrak	0.5m	0.4
6	Krishna kamal	1.5m	1.5
7	Kadipatta	1.5m	0.5

47.Energy

Power requirement:	**Source of power supply :**	Reliance Energy Ltd
	During Construction Phase: (Demand Load)	200KW
	DG set as Power back-up during construction phase	D.G sets shall be used as per the requirements.
	During Operation phase (Connected load):	36,299 KW
	During Operation phase (Demand load):	24020 KW
	Transformer:	1) Building A1 to A3:4 x 1000, 3 x 750, 2 x 630 kVA 2) A4 to A6: 4 x 1000, 3 x 750 kVA 3) B1 to B3: 4 X 1000, 4 X 750kVA 4) B4 to B6:
	DG set as Power back-up during operation phase:	14 Nos of 750kVA, 2Nos of 330kVA.
	Fuel used:	HSD
	Details of high tension line passing through the plot if any:	NA

48.Energy saving by non-conventional method:

Energy saving measures: Energy conservation will be done by adopting the following methods.
a) Energy efficient fluorescent tube lights & LED lamps will be used.
b) Presence sensors & day - light sensors will be provided where evr feasible.
c) Solar operated pole lights will be proposed to power pathway lights at some strategic locations.
d) Use of energy saving devices (CFL light and Patti light) .
e) Drip irrigation shall be used for gardening purpose to reduce the wastage of water .
f) Use of high energy efficient pumps for fire fighting, UG tanks and STP.
g) General lighting shall be through energy efficient flurosecent lamps and illumination levels shall be generally in line with National Building Code.

49.Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
1	a) Replacing 60w incandescent lamps with 18W LED lamps with circuit controls. b) Air conditioning load - High COP chillers, Demand control ventilation, Variable pumping , Speed control in AHUs. c) Regeneration braking of elevators d) High efficiency motors for PHE systems. e) Solar powered water heating f) Solar photovoltaic power generation for external lighting	7.858 Mil Units / Energy savings - 22.51%

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. 60 Lakhs
	O & M cost:	Rs. 6 Lakhs

51.Environmental Management plan Budgetary Allocation

a) Construction phase (with Break-up):

Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)
1	1	Water For Dust Suppression	10
2	2	Site Sanitation	10
3	3	Environment Monitoring	15
4	4	Disinfection	5
5	5	Health Check Up	20
6	6	Total Cost	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	STP	MBBR technology (303MLD capacity)	450	36
2	Rain Water Harvesting	19 underground tanks for capturing terrace water	80	2
3	Environmental Monitoring	Environmental Monitoring	NABL/MOEF approved Laboratory for monitoring	16
4	Solar Lights	300 poles	60	6
5	Gardening	Gardening	50	10
6	Solid Wate Management	Treatment of biodegradable garbage in OWC(4.64 tonnes per Day)	30	2.5
7	Cost for Safety and fire fighting	17 buildings	3400	85

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:	Access to the plot is from 24.0 m wide D.P road.

Parking details:	**Number and area of basement:**	Building No. 1 (Residential): 2,34,449.50 Sqm of 3 Basements , Building No. 2 & 3 (Residential & Commercial): 18,645.00 Sqm of 1 Basement
	Number and area of podia:	Building no. 1 (Residential): 44,727.40 & 1 Basement , Building No. 2 (Residentail): 8,445.35 Sqm & 1 Basement
	Total Parking area:	23,449.55 Sqm in Basement of Building No.1, 18,645.00 Sqm in Basement of Building No. 2&3, 44,727.40 Sqm in podium of Building No. 1, 8,445.35 Sqm in Podium of Building No. 2.
	Area per car:	13.75
	Area per car:	13.75
	Number of 2-Wheelers as approved by competent authority:	2-Wheelers are not proposed
	Number of 4-Wheelers as approved by competent authority:	2423
	Public Transport:	Yes
	Width of all Internal roads (m):	All internal roads are 6m wide.
	CRZ/ RRZ clearance obtain, if any:	The subject plot u/r is not falling in CRZ area as per HTL demarcation plan prepared by MoEF authorized agency i.e. IRS Chennai.
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	NA
	Category as per schedule of EIA Notification sheet	NA
	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. AQURA LABS PVT.LTD.

PP informed that, the project under consideration is expansion in existing housing project of PWD. *PP further stated that, t*he total plot area of the project is 1,27,503.12 Sq.mt having total construction area 757826 Sq.mt.(FSI – 2,93,423.45 sq.mt +NON FSI- 4,64,402.52 Sq.mt) and the building configuration is as follow-

Building Name & number	Number of floors	Height (Mtrs)
Building No. 1 (Residential)	Wing A1 - A6 : 3Basements + Stilt + 2 Podiums + 28 Floors	95.75
Building No. 1 (Residential)	Wing B1 - B6 : Basements + Stilt+ Podiums + 28 Floors	77.50
Building No. 1 (Residential)	Wing C1 - C5 : Basements + Stilt+ Podiums + 28 Floors	69.95
Building No. 2 (Residential)	Wing CA - CE : Basements + Stilt+ Podiums + 2 Floors	9.00
Building No. 3 (Commercial)	Basements + Stilt + Podiums + 21 Floors	9.00
Building No. 4 (School)	Basements + Stilt + 7 Floors	21.06
Building No. 5 (Jain temple & Upashraya)	Basements + Stilt + 2 Floors	18.30
Building No. 6 (Hindu temple)	Basements + Stilt + 2 Floors	18.30
Building No. 1 (Residential)	Wing A1 - A6 : 3Basements + Stilt + 2 Podiums + 19 Floors	66.95
Building No. 1 (Residential)	Wing A1 - A6 : 3Basements + Stilt + 2 Podiums + 19 Floors	66.95

It is noted that, Project has received Environmental clearance vide letter dated 23rd March 2006.

It is noted that, the proposal was considered in 48th meeting held on 7th- 8th July 2016 & deferred with observations. Accordingly, PP submitted the compliance which was taken on record.

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 record.

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) Committee noted that, the project under consideration is the PPP project & public works department, Government of Maharashtra asked developer to obtain the all necessary approval regarding the project, PP to upload the copy of work order issued by PWD which was submitted during the presentation.
2) PP to upload the copy of acknowledgement for plan submitted to local planning authority.
3) Committee noted that, basement & podium numbers in CS for wing B1 & C5 not mentioned. PP to clarify the proposed building configuration with height 77.50 meters and 69.95 meters complying with NBC norms for floor height.
4) PP to upload the revised architect certificate submitted during the meeting.

FINAL RECOMMENDATION

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