Agenda of 86th (Day-2) SEAC-2 State Expert Appraisal Committee (SEAC-2)

SEAC Meeting number: 86 **Meeting Date** January 29, 2019

Subject: Environment Clearance for Application for Amendment in Environment Clearance of "Proposed redevelopment project" at plot bearing C.S. No. 128,129 & 130, Lower Parel Division, G/S ward, Dr. E. Moses Road, Worli, Mumbai- 400 018. State- Maharashtra by M/s. Indiabulls Infraestate Ltd. (Joint Development with M/s. Oricon Properties Pvt. Ltd.)

Is a Violation Case: No

1.Name of Project	"Proposed redevelopment project" at plot bearing C.S. No. 128,129 & 130, Lower Parel Division, G/S ward, Dr. E. Moses Road, Worli, Mumbai- 400 018. State- Maharashtra by M/s. Indiabulls Infraestate Ltd. (Joint Development with M/s. Oricon Properties Pvt. Ltd.)
2.Type of institution	Private
3.Name of Project Proponent	M/s. Indiabulls Infraestate Ltd. (Joint Development with M/s. Oricon Properties Pvt. Ltd.)- Mr. Purav Kiranbhai Acharya
4.Name of Consultant	Mahabal Enviro Engineers Pvt. Ltd., F-7, Road No. 21, Wagle Estate, Thane (West)-400604, Maharashtra
5.Type of project	Mixed Redevelopment project comprising of rehabilitation building with shops, residential & commercial sale buildings and reservation secondary school building.
6.New project/expansion in existing project/modernization/diversification in existing project	Expansion/Diversification
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	We have received Environment Clearance from SEIAA, Government of Maharashtra for existing proposal (File no. SEAC-2013/C.R.502/ TC-1 dated 01.12.2014)
8.Location of the project	C.S. No. 128, 129 & 130, Lower Parel Division, G/S ward, Dr. E. Moses Road, Worli, Mumbai-400 018. State- Maharashtra.
9.Taluka	Mumbai
10.Village	Mumbai
Correspondence Name:	Mr. Purav Kiranbhai Acharya
Room Number:	-
Floor:	16th Floor
Building Name:	Indiabulls Finance Centre
Road/Street Name:	612-613, Senapati Bapat Marg
Locality:	Elphinstone Mills Compound
City:	Mumbai-400013
11.Area of the project	Municipal Corporation of Greater Mumbai
12.IOD/IOA/Concession/Plan Approval Number	We have received IOD from MCGM having File no. EB/7060/GS/A dated 27.06.2014 for existing proposal and We have applied for revised proposal having application File no. CHE/CTY/0654/GS/337 (NEW) for the amended plans as per revised scheme
	IOD/IOA/Concession/Plan Approval Number: We have received IOD from MCGM having File no. EB/7060/GS/A dated 27.06.2014 for existing proposal and We have applied for revised proposal having application File no.CHE/CTY/0654/GS/337 (NEW) for the amended plans as per revised scheme.
	Approved Built-up Area: 56857
13.Note on the initiated work (If applicable)	No work has been started yet, except shore piling abutting to MMRCL-3 line.
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	MHADA NOC received on dated 06.06.2013 and revalidated on 05.04.2018; MMRCL NOC received on dated 08.12.2017
15.Total Plot Area (sq. m.)	7810
16.Deductions	-
17.Net Plot area	7810
18 (a).Proposed Built-up Area (FSI & Non-FSI)	**a) FSI area (sq. m.):** 56857
	b) Non FSI area (sq. m.): 76957
	c) Total BUA area (sq. m.): 133814

18 (b).Approved Built up area as per DCR	**Approved FSI area (sq. m.):** 56857
	Approved Non FSI area (sq. m.): 76957
	Date of Approval: 27-06-2014
19.Total ground coverage (m2)	3857
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	49.38
21.Estimated cost of the project	7238900000

22.Number of buildings & its configuration

Serial number	Building Name & number	Number of floors	Height of the building (Mtrs)
1	Reservation Secondary School (Building 3)	2 Basement + Ground + 6th floors	27.15
2	Sale (Building 2) (Residential building)	3 Basement + Ground + 1st to 7th Parking floors + 8th to 75th upper floors	281.60
3	Sale (Building 2A) (Commercial building)	3 Basement + Ground + 1st to 7th Parking floors + 8th to 17th upper floors	70.40
4	Wing A (Building 1) (Rehab redevelop)	1 Basement + Ground (shops) + Service floors + 1st to 19th Upper floors	69.10

23.Number of tenants and shops	1. Residential building (sale) flats– 114 2. Wing A (Rehab redevelop) (flats) – 258 3. Wing A (Rehab redevelop) (shops) – 24 Total tenements – 396 nos.
24.Number of expected residents / users	1. Residential building (sale) – 798; 2.Commercial building (sale) – 1,685 ; 3.Wing A (Rehab redevelop) (flats) – 1,074; 4.Wing A (Rehab redevelop) (shops) – 72 ; 5.School building (reservation secondary school) - 415; Total population – 4,044 nos.
25.Tenant density per hectare	507 tenants/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)	30 m wide DP road
28.Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	Internal road - 6 m & 9 m; Turning radius - 9 m
29.Existing structure (s) if any	There were existing chawls & shops on site which were demolished and existing tenants shall be rehabilitated in proposed redevelopment buildings.
30.Details of the demolition with disposal (If applicable)	Debris generated due to demolition disposed off as per approved Debris Management NOC.

31.Production Details

Serial Number	Product	Existing (MT/M)	Proposed (MT/M)	Total (MT/M)

1	Not applicable	Not applicable	Not applicable	Not applicable

32.Total Water Requirement

Dry season:	**Source of water**	Municipal Corporation of Greater Mumbai (MCGM)
	Fresh water (CMD):	210
	Recycled water - Flushing (CMD):	136
	Recycled water - Gardening (CMD):	8
	Swimming pool make up (Cum):	8
	Total Water Requirement (CMD) :	422
	Fire fighting - Underground water tank(CMD):	700
	Fire fighting - Overhead water tank(CMD):	100
	Excess treated water	79
Wet season:	**Source of water**	Municipal Corporation of Greater Mumbai (MCGM)
	Fresh water (CMD):	210
	Recycled water - Flushing (CMD):	136
	Recycled water - Gardening (CMD):	0
	Swimming pool make up (Cum):	8
	Total Water Requirement (CMD) :	414
	Fire fighting - Underground water tank(CMD):	700
	Fire fighting - Overhead water tank(CMD):	100
	Excess treated water	87
Details of Swimming pool (If any)	Not Applicable	

33.Details of Total water consumed

Particulars	**Consumption (CMD)**			**Loss (CMD)**			**Effluent (CMD)**		
Water Requirement	**Existing**	**Proposed**	**Total**	**Existing**	**Proposed**	**Total**	**Existing**	**Proposed**	**Total**
Domestic	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

34.Rain Water Harvesting (RWH)	**Level of the Ground water table:**	1.50 m to 3.40 m
	Size and no of RWH tank(s) and Quantity:	4 nos. of RWH tank having total capacity 235 m3
	Location of the RWH tank(s):	Basement 1 level
	Quantity of recharge pits:	1 no. of Ring well consisting 6 nos. of recharge pits
	Size of recharge pits :	1 no. of Ring well having size 6.0 x 3.60 x 6.60 m, which consists of 6 nos. of recharge pits having 1.20 m diameter in size.
	Budgetary allocation (Capital cost) :	Rs.7.75 Lakh
	Budgetary allocation (O & M cost) :	Rs.0.40 Lakh/year
	Details of UGT tanks if any :	Wing A (Building 1) (Rehab redevelop): UGT (Domestic) 100m3 , UGT (Flushing) 50m3, UGT (Fire Fighting) 200 m3; Sale (Building 2) (Residential building): UGT (Domestic)75 m3, UGT (Flushing) 38 m3, UGT (Fire Fighting) 200 m3, Sale (Building 2A) (Commercial building): UGT (Domestic) 35 m3, UGT (Flushing) 40 m3, UGT (Fire Fighting) 200 m3; Reservation Secondary School (Building 3) :UGT (Domestic) 8.50 m3, UGT (Flushing) 10.50 m3, UGT (Fire Fighting) 100 m3
35.Storm water drainage	**Natural water drainage pattern:**	Along the road side
	Quantity of storm water:	0.107 m3/sec
	Size of SWD:	Maximum 450 mm
Sewage and Waste water	**Sewage generation in KLD:**	314 m3/day
	STP technology:	Moving bed bio reactor (MBBR)
	Capacity of STP (CMD):	1.Wing A (Rehab redevelop)– STP-1- 135 m3/day; 2.Residential Building (Sale) – STP-2- 100 m3/day ; 3.Commercial Building (Sale) – STP-3- 70 m3/day ; 4.Reservation Secondary Building– STP-4- 20 m3/day
	Location & area of the STP:	Basement Level; Area of STP - 260 m2
	Budgetary allocation (Capital cost):	Rs.42.25 Lakh
	Budgetary allocation (O & M cost):	Rs.15.50 Lakh/year
36.Solid waste Management		
Waste generation in the Pre Construction and Construction phase:	**Waste generation:**	485 kg/day
	Disposal of the construction waste debris:	Disposal of the construction waste debris: Debris generated will be sent to the authorized debris disposal site as per “Construction and Demolition and De-silting Waste (Management and Disposal) Rules 2006.
Waste generation in the operation Phase:	**Dry waste:**	321 kg/day
	Wet waste:	602 kg/day
	Hazardous waste:	Not applicable
	Biomedical waste (If applicable):	Not Applicable
	STP Sludge (Dry sludge):	3 kg/day
	Others if any:	E-waste: 10 kg/day; Inert Waste: 70 kg/day

Mode of Disposal of waste:	**Dry waste:**	Dry garbage will be segregated & disposed of to recyclers.
	Wet waste:	Wet garbage will be treated by using Organic waste converter machine.
	Hazardous waste:	Not Applicable
	Biomedical waste (If applicable):	Not Applicable
	STP Sludge (Dry sludge):	Dry sludge can be used as manure for plantation & gardening purposes inside the premise.
	Others if any:	E-Waste: handed over to authorized recyclers
Area requirement:	**Location(s):**	Basement 1
	Area for the storage of waste & other material:	30 m2
	Area for machinery:	45 m2
Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	Rs.13 Lakh
	O & M cost:	Rs.3.90 Lakh/year

37.Effluent Charecterestics

Serial Number	Parameters	Unit	Inlet Effluent Charecterestics	Outlet Effluent Charecterestics	Effluent discharge standards (MPCB)
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

Amount of effluent generation (CMD):	Not applicable
Capacity of the ETP:	Not applicable
Amount of treated effluent recycled :	Not applicable
Amount of water send to the CETP:	Not applicable
Membership of CETP (if require):	Not applicable
Note on ETP technology to be used	Not applicable
Disposal of the ETP sludge	Not applicable

38.Hazardous Waste Details

Serial Number	Description	Cat	UOM	Existing	Proposed	Total	Method of Disposal
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

39.Stacks emission Details

Serial Number	Section & units	Fuel Used with Quantity	Stack No.	Height from ground level (m)	Internal diameter (m)	Temp. of Exhaust Gases
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

40.Details of Fuel to be used

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

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

43.Green Belt Development	**Total RG area :**	781 m2
	No of trees to be cut :	Nil
	Number of trees to be planted :	15 nos. to be planted + 4 nos. to be transplanted + 1 nos. to be retained
	List of proposed native trees :	Cocos nucifera; Azadirachta indica; Peltophorum pterocarpum; Termilania catappa; Saraca asoca; Neolamarckia cadamba; Bauhinia variegata; Cassia Fistula ; Lagerstroemia speciosa; Mangifera indica; Mimusops elengi
	Timeline for completion of plantation :	1-2 years

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

Serial Number	Name of the plant	Common Name	Quantity	Characteristics & ecological importance
1	Cocos nucifera	Coconut	-	Fruit bearing tree
2	Azadirachta indica	Neem	-	Medicinal tree
3	Peltophorum pterocarpum	Copper Pod	-	It is deciduous tree growing 15-25m, it is widely grown in tropical regions as an ornamental tree
4	Termilania catappa	Badam	-	Terminalia catappa is a large tropical tree The tree grows to 35 m The fruit is edible, tasting slightly acidic.
5	Saraca asoca	Ashoka	-	The ashoka is a rain-forest tree Its flowering season is around February to April. The ashoka flowers come in heavy, lush bunches. They are bright orange-yellow in color, turning red before wilting.
6	Neolamarckia cadamba	Kadamba	-	kadam locally, is an evergreen, tropical tree native to South and Southeast Asia A fully mature kadam tree can reach up to 45 m (148 ft) in height. It is a large tree with a broad crown and straight cylindrical bole
7	Bauhinia variegata	Kanchana	-	Flowering plant It is a small to medium sized deciduous tree growing to 17 m tall and this flower extract is made from the gum of the bark and is used for medicinal purposes
8	Cassia Fistula	Bahava	-	Insect attracting tree
9	Mangifera indica	Mango	-	It is a large fruit-tree, capable of a growing to a height and crown width of about 100 feet and trunk circumference of more than twelve feet

10	Lagerstroemia speciosa	Taman	-	It is a large fruit-tree, capable of a growing to a height and crown width of about 100 feet and trunk circumference of more than twelve feet
11	Mimusops elengi	Bakul	-	Flowering 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	Jaswand	-	-
2	Tulsi	-	-
3	Parijat	-	-
4	Safed Kachnar	-	-
5	Bougainvillea	-	-
6	Kanher	-	-
7	Candle bush	-	-
8	Raat rani	-	-
9	Tagar	-	-
10	Morvel	-	-
11	Vanjai	-	-
12	Clerodendrum	-	-
13	Anant	-	-
14	Bird of paradise	-	-
15	Ixora	-	-

47.Energy

Power requirement:	**Source of power supply :**	Brihanmumbai Electric Supply and Transport (BEST)
	During Construction Phase: (Demand Load)	1000 kW
	DG set as Power back-up during construction phase	500 kVA
	During Operation phase (Connected load):	11668 kW
	During Operation phase (Demand load):	5235 kW
	Transformer:	Wing A (Rehab redevelop):1 No. x 1000 kVA ; Residential Building (Sale) : 2 No. x 1250 kVA; Commercial Building (Sale): 2 No. x 1010 kVA ; School Building (Reservation Secondary School): 1 No. x 250 kVA
	DG set as Power back-up during operation phase:	Wing A (Rehab redevelop):1 No. x 315 kVA ; Residential Building (Sale):1 No. x 1250 kVA ;Commercial Building (Sale): 2 No. x 1010 kVA; School Building (Reservation Secondary School):1 No. x 125 kVA
	Fuel used:	Diesel
	Details of high tension line passing through the plot if any:	Not Applicable

48.Energy saving by non-conventional method:

The following Energy Conservation Methods are proposed in the project:
1. Use of energy efficient, BEE labeled electrical fixtures. Use of T5 tubes having 2.5 to 3 times life over conventional tubes and hence rate of disposal of tubes will be reduced drastically.
2. Energy efficient fluorescent tube lights & Light Emitting Diode (LED) lamps which give approx. 30% more light output for the same watts consumed and therefore require less nos. of fixtures.
3. LED lighting is complimentary in Residential as in day time, it is used effectively in night time in Common areas like staircase, area lighting.
4. Total % saving: 21%.

49.Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
1	1. Use of energy efficient, BEE labeled electrical fixtures. Use of T5 tubes having 2.5 to 3 times life over conventional tubes and hence rate of disposal of tubes will be reduced drastically. 2. Energy efficient fluorescent tube lights & Light Emitting Diode (LED) lamps which give approx. 30% more light output for the same watts consumed and therefore require less nos. of fixtures. 3. LED lighting is complimentary in Residential as in day time, it is used effectively in night time in Common are	21

50.Details of pollution control Systems

Source	Existing pollution control system	Proposed to be installed
Not applicable	Not applicable	Not applicable

Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	Rs.48.70 Lakh
	O & M cost:	Rs.5 Lakh/year

51.Environmental Management plan Budgetary Allocation

a) Construction phase (with Break-up):

Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)
1	Water spray for dust suppression	pH, Colour, odour, turbidity, Total hardness	3.60
2	Site Sanitation	Disinfection	5.00
3	Disinfection	Disinfection	3.45
4	Health Check up	Monthly	20.00
5	Safety Personal Protective Equipments	Safety jacket, Safety shoes, Helmet, Belt	6.45
6	Traffic Management	Construction & Maintenance of roads	3.00
7	Safety nets	-	3.50
8	Tyre cleaning and vehicle maintenance	Vehicle washing	1.50
9	Site fencing and Noise barriers	plantation of trees	5.50
10	Environmental Monitoring	Air, Water, Soil and Noise monitoring	5.00

b) Operation Phase (with Break-up):

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	Sewage Treatment Plant	4 Nos. of STP having total capacity 325 KLD	42.25	15.50
2	Solid Waste Management	Composting	13.00	3.90
3	Rain water Harvesting and Storm Water Management	Channelizing and maintenance of rain water harvesting	7.75	0.40
4	Landscape/Gardening	RG Area	3.09	0.55
5	Energy Conservation	Solar	48.70	5.00
6	Environment Monitoring	Air, Water, Soil and Noise Monitoring	15.00	2.40

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. of the junctions
Parking details:	**Number and area of basement:**	3 nos. of basements having total parking area of 13,738.65 m2
	Number and area of podia:	6 nos. of podiums having total parking area of 15,649.52 m2
	Total Parking area:	29,388.17 m2
	Area per car:	4-Wheeler car park: Basements- 46.83 m2, Podium floors- 31.63 m2 ,Public Transport (School Bus), open parking at ground- 28.12 m2 ; 2-Wheeler car park- 4.20 m2 (including circulation)
	Area per car:	4-Wheeler car park: Basements- 46.83 m2, Podium floors- 31.63 m2 ,Public Transport (School Bus), open parking at ground- 28.12 m2 ; 2-Wheeler car park- 4.20 m2 (including circulation)
	Number of 2-Wheelers as approved by competent authority:	191
	Number of 4-Wheelers as approved by competent authority:	764
	Public Transport:	2 nos.
	Width of all Internal roads (m):	6 m & 9 m
	CRZ/ RRZ clearance obtain, if any:	Not Applicable
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	Not Applicable
	Category as per schedule of EIA Notification sheet	8(a) B2 Category
	Court cases pending if any	Not Applicable
	Other Relevant Informations	-
	Have you previously submitted Application online on MOEF Website.	No
	Date of online submission	-

SEAC DISCUSSION ON ENVIRONMENTAL ASPECTS

Summorised in brief information of Project as below.

Brief information of the project by SEAC

Representative of PP was present during the meeting along with environmental consultant M/S. Mahabal enviro engg. Pvt. Ltd.

It is noted that, the proposal has been refer back from SEIAA when PP proposed amendment in EC received dated 1/12/2014. The proposal of amendment is reduction from total built up area 68,907 sq mt to 66,261 sq mt., but three basements has been proposed which was not part of earlier EC. The project accordingly considered in 57th, 71st & 81st SEAC-2 meeting held on 17-03-2018, 01-10-2018 & 10-12-2018 respectively.

During the meeting PP submitted that the earlier proposal of reduction of total built up area from 68,907 sq mt to 66,261 sq mt. has been revised to increase in total built up area from 68,907 sq mt to 133814 sq mt. It is noted that PP has not submitted the required application in form 1 & 1A as prescribed in EIA Notification, 2006 & amended on time to time. PP requested for time to submit the revised application & requested to cancel the current proposal of reduction in total built up area from 68,907 sq mt to 66,261 sq mt. Considering this, committee decided to grant the time to submit the revised proposal for total BUA of 133814 Sq.mt which will be apprised afresh and present proposal of reduction to 66261 Sq.mt stand withdrawn. The revised proposal will be considered as fresh proposal.

DECISION OF SEAC

The revised proposal will be considered as fresh proposal.

Specific Conditions by SEAC:

2) During deliberation on the project location, it is noted that letter from Mumbai Metro Rail Corporation Limited dated 8/1/2019 had stipulated in para 5 that- "The said proposal has been reviewed by our General Consultant and considering the proximity of proposed underground Metro tunnels, the revised proposal of 'wing A' has been shared by our General consultant with uGC-03 contractor to check impact on design of MML- 3 temporary and permanent works. And, any remarks received from UGC-03 JV on the proposed development shall be notified to the Applicant in due course' Also' the Applicant had submitted an Undertaking along with supporting documents dated 28/11/2017 agreeing to the conditions requested by GC. Further, the-Applicant has also submitted an Undertaking dated 7/1/2019 abiding by the conditions stipulated by uGC-03' The Dy' cE (BP)' MCGM is requested to ensure that, the Applicant fully complies and honors all the commitments of their Undertakings referred at (6) and (9) above" PP to submit the details complying with the above said condition.
3) In the above said letter Para 6 (viii) stipulates that- "Considering the complexity of interaction between proposed development and metro tunnels, MCGM shall ensure that the Applicant does proof check his designs from reputed institution such as IIT-Mumbai or VJTI as accepted by the Applicant by Undertaking dated 28/l l/20 I 7". PP to submit the details complying with the above said condition.
4) Besides this, PP to submit the architect certificate regarding construction done on site for rehab building .

FINAL RECOMMENDATION

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

Agenda of 86th (Day-2) SEAC-2 State Expert Appraisal Committee (SEAC-2)

SEAC Meeting number: 86 **Meeting Date** January 29, 2019

Subject: Environment Clearance for PROPOSED REDEVELOPMENT OF EXISTING TEACHER'S COLONY (MHADA LAYOUT) Proposed By PSC PROPERTIES PVT. LTD..

Is a Violation Case: No

1.Name of Project	PSC PROPERTIES PVT. LTD.
2.Type of institution	Private
3.Name of Project Proponent	Mr. Vikas Joshi, PSC PROPERTIES PVT. LTD.
4.Name of Consultant	Dr. D. A. Patil; Mahabal Enviro Engineers Pvt. Ltd.
5.Type of project	Residential Project
6.New project/expansion in existing project/modernization/diversification in existing project	Redevelopment of existing teacher's colony
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	Not applicable
8.Location of the project	Land Bearing CTS No. 609 of Village – Bandra, Tal. & Dist. – Mumbai, Maharashtra
9.Taluka	Mumbai
10.Village	Bandra
Correspondence Name:	Mr. Vilas Joshi, PSC Properties Pvt. Ltd.
Room Number:	101
Floor:	-
Building Name:	Somnath, CTS No. 988
Road/Street Name:	Ram Mandir Road
Locality:	Next to Tilak Mandir, Vile Parle (East)
City:	Mumbai - 400057
11.Area of the project	Municipal Corporation of Greater Mumbai (MCGM)
12.IOD/IOA/Concession/Plan Approval Number	NOC from MHADA received
	IOD/IOA/Concession/Plan Approval Number: MHADA NOC received vide letter No. CO/MB/REE/NOC/F-826/256/2016 dt. 11.02.2016
	Approved Built-up Area: 9627.90
13.Note on the initiated work (If applicable)	No Work Started
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	MHADA NOC received vide letter No. CO/MB/REE/NOC/F-826/256/2016 dt. 11.02.2016
15.Total Plot Area (sq. m.)	3509.30
16.Deductions	NA
17.Net Plot area	3509.30
18 (a).Proposed Built-up Area (FSI & Non-FSI)	**a) FSI area (sq. m.):** 14212.67 m2
	b) Non FSI area (sq. m.): 11061.7 m2
	c) Total BUA area (sq. m.): 25274.37
18 (b).Approved Built up area as per DCR	**Approved FSI area (sq. m.):**
	Approved Non FSI area (sq. m.):
	Date of Approval:
19.Total ground coverage (m2)	2493.95
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	71%
21.Estimated cost of the project	560000000

22.Number of buildings & its configuration

Serial number	Building Name & number	Number of floors	Height of the building (Mtrs)
1	Wing A	B + St + P + Upper 14 Floors	52.00
2	Wing B	B + St + P + Upper 14 Floors	52.00
3	Wing C	B + St + P + Upper 14 Floors	52.00
4	Wing D	B + St + P + Upper 14 Floors	52.00
5	Wing E	B + St + P + Upper 14 Floors	52.00

23.Number of tenants and shops	Flats: 230 Nos.
24.Number of expected residents / users	1150 Nos.
25.Tenant density per hectare	618/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)	30 m wide accsess road
28.Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	The Site abuts roads on three sides
29.Existing structure (s) if any	Existing 2 residential buildings (Teachers colony)
30.Details of the demolition with disposal (If applicable)	Existing 2 residential buildings will be demolished and about 990.21 m3 of demolition quantity will be disposed at designated disposal site as approved by the MCGM.

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):	104
	Recycled water - Flushing (CMD):	52
	Recycled water - Gardening (CMD):	2
	Swimming pool make up (Cum):	NA
	Total Water Requirement (CMD) :	156
	Fire fighting - Underground water tank(CMD):	As per CFO NOC
	Fire fighting - Overhead water tank(CMD):	As per CFO NOC
	Excess treated water	90
Wet season:	**Source of water**	MCGM
	Fresh water (CMD):	74
	Recycled water - Flushing (CMD):	52
	Recycled water - Gardening (CMD):	-
	Swimming pool make up (Cum):	NA
	Total Water Requirement (CMD) :	156
	Fire fighting - Underground water tank(CMD):	As per CFO NOC
	Fire fighting - Overhead water tank(CMD):	As per CFO NOC
	Excess treated water	92
Details of Swimming pool (If any)	-	

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:**	3 m
	Size and no of RWH tank(s) and Quantity:	RWH tank capacity: 66 m3
	Location of the RWH tank(s):	under basement
	Quantity of recharge pits:	-
	Size of recharge pits :	-
	Budgetary allocation (Capital cost) :	27 Lakh
	Budgetary allocation (O & M cost) :	2.7 Lakh/yr
	Details of UGT tanks if any :	UG Tanks are located below Basement
35.Storm water drainage	**Natural water drainage pattern:**	Towards North-East side
	Quantity of storm water:	309.6 m3/hr
	Size of SWD:	250 mm X 450 mm & 250mm X 300mm
Sewage and Waste water	**Sewage generation in KLD:**	146
	STP technology:	MBBR
	Capacity of STP (CMD):	1 STP of 152 KLD Capacity
	Location & area of the STP:	At stilt floor 115 sq.mtr.
	Budgetary allocation (Capital cost):	50 Lakh
	Budgetary allocation (O & M cost):	10.6 Lakh/year
36.Solid waste Management		
Waste generation in the Pre Construction and Construction phase:	**Waste generation:**	Demolition quantity: 990.21 m3 (Will be disposed as per District collector guidelines.) ; Construction Debris: 728 m3
	Disposal of the construction waste debris:	The construction debris will be utilized at site for Road Paving and plinth filling
Waste generation in the operation Phase:	**Dry waste:**	230 Kg/d
	Wet waste:	345 Kg/d
	Hazardous waste:	not applicable
	Biomedical waste (If applicable):	not applicable
	STP Sludge (Dry sludge):	1.0 m3/day
	Others if any:	not applicable

Mode of Disposal of waste:	**Dry waste:**	Dry garbage will be segregated & disposed off to recyclers
	Wet waste:	Wet garbage will be composted using Mechanical Composting Technology and used as organic manure for landscaping.
	Hazardous waste:	not applicable
	Biomedical waste (If applicable):	not applicable
	STP Sludge (Dry sludge):	Sludge use as manure for gardening
	Others if any:	not applicable
Area requirement:	**Location(s):**	Ground
	Area for the storage of waste & other material:	19.58 m2
	Area for machinery:	28.93 m2
Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	12.68 Lakh
	O & M cost:	3.83 Lakh/yr

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 :**	470.20 m2
	No of trees to be cut :	48 Nos.
	Number of trees to be planted :	69 Nos.
	List of proposed native trees :	as below
	Timeline for completion of plantation :	2 years

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

Serial Number	Name of the plant	Common Name	Quantity	Characteristics & ecological importance
1	Azardirakhta indica	Neem	10	Spreading evergreen tree, dense foliage, provides shade
2	Cassia fistula	Bahawa	14	Deciduous & beautiful tree, good for garden plantation
3	Lagerstromia indica	Taamhan	16	Official State Tree
4	Peltophorum pterocarpum	Copper pod Tree	13	Evergreen Tree with medicinal properties
5	Phyllanthus Emblica	Awala	8	Fruit bearing tree attracts birds
6	Pumica Granatum Bhagva	Pomogranate	8	Fruit bearing tree attracts birds and bees
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 :**	Reliance Energy
	During Construction Phase: (Demand Load)	220 kVA
	DG set as Power back-up during construction phase	220 kVA
	During Operation phase (Connected load):	4.2 MW
	During Operation phase (Demand load):	1.6 MW
	Transformer:	2000 kVA x 1
	DG set as Power back-up during operation phase:	500 kVA
	Fuel used:	Diesel
	Details of high tension line passing through the plot if any:	No

48.Energy saving by non-conventional method:

- Natural shading through elevation features to minimize heat gain and reduce air-conditioning requirement
- Solar lighting in common areas, garden and road
- Energy efficient lighting fixtures (LED lights) to all buildings

49.Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
1	Total Energy Saving	21.37%

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:**	91.5 Lakh
	O & M cost:	4.6 Lakh/year

51.Environmental Management plan Budgetary Allocation

a) Construction phase (with Break-up):

Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)
1	Water spray for dust suppression	-	3
2	Site sanitation (Toilets)	-	5

3	Environmental Monitoring	(As per the CPCB guidelines through MoEF Approved laboratories – Ambient Air-RSPM, PM2.5, SO2, NOx, CO), Noise: Leq day time and Night Time)	3
4	Potable Water Supply to Labour Camp	-	2.5
5	Health check-up & first aid	-	4
6	Safety Personal Protective Equipment	(Helmets, Safety Shoes, Safety Belt, Goggles, Hand Gloves etc.)	7
7	Traffic Management	(Sign Boards, Persons at entry exit and Parking area)	2
8	Safety nets	-	4
9	Tyre cleaning and Vehicle maintenance	-	2.5
10	Solid Waste Management & Site maintenance activity	-	3.5
11	Safety - Training to Workers (Twice in Year), Safety Officer	-	5

b) Operation Phase (with Break-up):

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	STP (Tertiary)	Continuous O & M	50	10.6
2	Solar System	Monthly	91.5	4.6
3	Rain Water Harvesting	Only for filtration plant.	27	2.7
4	Solid waste Composting plant	Continuous O & M	12.68	3.83
5	Landscape	Daily	4.4	0.7
6	Environmental Monitoring	As per the CPCB guidelines through MoEF Approved laboratories	-	4

51.Storage of chemicals (inflamable/explosive/hazardous/toxic substances)

Description	Status	Location	Storage Capacity in MT	Maximum Quantity of Storage at any point of time in MT	Consumption / Month in MT	Source of Supply	Means of transportation
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

52.Any Other Information

No Information Available

53.Traffic Management

	Nos. of the junction to the main road & design of confluence:	NO junction near project site
Parking details:	**Number and area of basement:**	1 Basement:2493.95 m2
	Number and area of podia:	1 Podium:2493.95 m2
	Total Parking area:	7481.85 m2
	Area per car:	28.02 m2
	Area per car:	28.02 m2
	Number of 2-Wheelers as approved by competent authority:	-
	Number of 4-Wheelers as approved by competent authority:	267 Nos.
	Public Transport:	-
	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	Sanjay Gandhi National Park Approx. 9.2 km from the Project Site.
	Category as per schedule of EIA Notification sheet	8(a) Category
	Court cases pending if any	Not Applicable
	Other Relevant Informations	Not Applicable
	Have you previously submitted Application online on MOEF Website.	Yes
	Date of online submission	25-03-2017

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. Mahabal enviro engg. Pvt. Ltd.

PP informed that, the project under consideration is *proposed Redevelopment of existing teacher's colony. PP further stated that there is existing 2 residential buildings with G +4 floors (Teachers colony) having 80 tenants. Now the project comprise of 1 Residential Building with 5 wings having 230 flats.* The total plot area of the project is 33,320.00 Sq. mt. having total construction area 67972.74 Sq. mt. (FSI - 39,412.93 Sq. mt.+ NON FSI- 28,559.81 Sq. mt.) and the building configuration is as follow-

Building Name & number	Number of floors	Height (Mtrs)
Wing A	B + St + P + Upper 14 Floors	52.00
Wing B	B + St + P + Upper 14 Floors	52.00
Wing C	B + St + P + Upper 14 Floors	52.00
Wing D	B + St + P + Upper 14 Floors	52.00
Wing E	B + St + P + Upper 14 Floors	52.00

PP stated that, the proposal was considered in 66th SEAC II meeting held on 18.08.2018 & deferred with regarding RG area, fire tender movement etc. The proposal also considered in 82nd SEAC II meeting held on dt. 11.12.2018. In this meeting project was not appraised as the total construction area was less than 50000 m2.

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

DECISION OF SEAC

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

Specific Conditions by SEAC:

1) PP to ensure that, stack parking should be allotted for single flat.
2) PP to ensure that ramp slop should 1:12
3) 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

FINAL RECOMMENDATION

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

Agenda of 86th (Day-2) SEAC-2 State Expert Appraisal Committee (SEAC-2)

SEAC Meeting number: 86 **Meeting Date** January 29, 2019

Subject: Environment Clearance for proposed SRA Scheme (Expansion Project) – Malad Shiv Shakti SRA CHS (prop.)- Raj Infinia" at CTS No. 307/66A of village Valnai, Link Road, Malad (E), Mumbai by M/s. Rajsanket Realty Ltd.

Is a Violation Case: No

1.Name of Project	SRA Scheme (Expansion Project) – Malad Shiv Shakti SRA CHS (prop.)- Raj Infinia"
2.Type of institution	Private
3.Name of Project Proponent	M/s. Rajsanket Realty Ltd.
4.Name of Consultant	Enviro Analysts & Engineers 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. The project has received EC dated 16-07-2015 (SEAC-2010/CR648/TC-2) for the construction area = 1,19,324. 82 sq.m.
8.Location of the project	At CTS No. 307/66A of village Valnai, Link Road, Malad (E), Mumbai
9.Taluka	Borivali
10.Village	Valnai
Correspondence Name:	Mr Priyal K. Patel
Room Number:	-
Floor:	-
Building Name:	RB House
Road/Street Name:	MIDC Cross Road 'B' of Andheri Kurla Road
Locality:	J.B. Nagar, Andheri (E), Mumbai – 400 051
City:	Andheri
11.Area of the project	Municipal Corporation of Greater Mumbai (MCGM)
12.IOD/IOA/Concession/Plan Approval Number	yes
	IOD/IOA/Concession/Plan Approval Number: SRA/ENG/601/PN/ML/AP dated 15-5-2012
	Approved Built-up Area: 130069.25
13.Note on the initiated work (If applicable)	Area of 81917.29 sq.m. has been constructed on site as per the Previous EC granted on 16-07-2015 (SEAC 2010/CR 648/TC 2).
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	SRA/ENG/1025/PN/ML/LOI dated 13-8-18
15.Total Plot Area (sq. m.)	22,340.25 sq.m.
16.Deductions	4,251.19 sq.m.
17.Net Plot area	18,089.06 sq.m.
18 (a).Proposed Built-up Area (FSI & Non-FSI)	**a) FSI area (sq. m.):** Rehab = 34630.18, Sale =46210.65 Total = 80840.83
	b) Non FSI area (sq. m.): Rehab =29103.65, Sale = 38971.14, Total= 68074.79
	c) Total BUA area (sq. m.): 148915.62
18 (b).Approved Built up area as per DCR	**Approved FSI area (sq. m.):** 61412.48
	Approved Non FSI area (sq. m.): 68656.77
	Date of Approval: 15-05-2012
19.Total ground coverage (m2)	7,520.56
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	42.14%
21.Estimated cost of the project	3954300000

22.Number of buildings & its configuration

Serial number	Building Name & number	Number of floors	Height of the building (Mtrs)
1	Rehab 1	G+17	52.40
2	Rehab 2	G +18	55.40
3	Rehab 3	G+22	67.15
4	Rehab 4	G+22	67.15
5	Rehab 5	G+18	55.55
6	Dhobhighat & Dhobhighat Housing Bldg.	G+14+15 (part) upper floors	53.25
7	Sale Bldg.	2 Basement + Gr. (incl. Shops) + 2 Podium + 1st – 18th Res. Floors + service flr + fire check flr +19th -37th Resi. Floors	129.20

23.Number of tenants and shops	Rehab Bldgs. = 1244Nos. Dhobhighat & Dhobighat housing Bldg. = 41 nos. Sale Bldg.=498 Nos. Rehab Shop = 30 nos. Sale Shop = 14 nos. Balwadi = 13, Welfare =13, Society office = 13
24.Number of expected residents / users	Rehab=6479 ,Dhobighat & Dhobighat Hsg. bldg. =422 ,Sale = 2560 ,Grand total = 9461
25.Tenant density per hectare	963nos. /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)	13.40 m wide DP Road
28.Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	9 m
29.Existing structure (s) if any	Slums in the major portion of the plot are already demolished. Construction of bldg started as per granted EC.
30.Details of the demolition with disposal (If applicable)	This is an expansion project. App.70 % of Demolition of slums unit is already completed, whereas app. 30% of slum units are yet to be demolished.

31.Production Details

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

32.Total Water Requirement

Dry season:	**Source of water**	MCGM/Recyled water
	Fresh water (CMD):	Rehab=565, Dhobighat = 23 Sale = 226, Total =814
	Recycled water - Flushing (CMD):	Rehab= 286,Dhobighat =15, Sale= 114, Total =415
	Recycled water - Gardening (CMD):	Rehab =7, Sale = 8, Total=15
	Swimming pool make up (Cum):	6
	Total Water Requirement (CMD) :	Rehab= 858, Dhobighat = 38, Sale = 348, total = 1244
	Fire fighting - Underground water tank(CMD):	Rehab bldg. 01 & 02 : 200 cum, Rehab bldg. 03 & 04 : 250 cum ,Rehab bldg. 05 & Dhobhi Ghat /Dhobhi Housing : 200 cum ,Sale Building: 150 cum for each wing.
	Fire fighting - Overhead water tank(CMD):	30 cum for each Wing of Each bldg.
	Excess treated water	Rehab= 396, Dhobighat = 16, Sale = 153, Total = 565
Wet season:	**Source of water**	MCGM/Recyled water/ RWH water
	Fresh water (CMD):	Rehab=565, Dhobighat = 23 Sale = 226, Total =814
	Recycled water - Flushing (CMD):	Rehab= 286,Dhobighat =15, Sale= 114, Total =415
	Recycled water - Gardening (CMD):	0
	Swimming pool make up (Cum):	6
	Total Water Requirement (CMD) :	Rehab= 851, Dhobighat = 38, Sale = 340, total = 1229
	Fire fighting - Underground water tank(CMD):	Rehab bldg. 01 & 02 : 200 cum, Rehab bldg. 03 & 04 : 250 cum ,Rehab bldg. 05 & Dhobhi Ghat /Dhobhi Housing : 200 cum ,Sale Building: 150 cum for each wing.
	Fire fighting - Overhead water tank(CMD):	30 cum for each Wing of Each bldg.
	Excess treated water	Rehab= 403, Dhobighat = 16, Sale = 161, Total = 580
Details of Swimming pool (If any)	Swimming pool is proposed for sale building	

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:**	at 4 m bgl.
	Size and no of RWH tank(s) and Quantity:	Total 7 No. of RWH Tanks for Sale & Rehab bldg. considering 2 days storage (total capacity = 512 cum)
	Location of the RWH tank(s):	at ground level
	Quantity of recharge pits:	NA
	Size of recharge pits :	NA
	Budgetary allocation (Capital cost) :	Rs. 51.2 Lakhs
	Budgetary allocation (O & M cost) :	Rs. 3.58 Lakhs
	Details of UGT tanks if any :	NA
35.Storm water drainage	**Natural water drainage pattern:**	north to south
	Quantity of storm water:	0.510 cum/sec
	Size of SWD:	1# 450mm & 3 # 600 mm wide drain channels , 600ø dia
Sewage and Waste water	**Sewage generation in KLD:**	Rehab= 766, Dhobighat =34, Sale =305, total =1105
	STP technology:	MBBR
	Capacity of STP (CMD):	Total capacity= 1200 KLD 3no. of STP (for rehab bldg & dhobighat BLg..- 675 KLD, 175 KLD, Sale bldg. = 350 KLD 20 KLD of ETP for the Dhobighat is separately provided to treat effluent water generated from Dhobighat.
	Location & area of the STP:	for rehab bldg. -at ground level, ETP for Dhobighat Bldg.- at ground level Sale bldg. = at basement level
	Budgetary allocation (Capital cost):	Rs. 160.00Lakhs
	Budgetary allocation (O & M cost):	Rs. 26.00 Lakhs
36.Solid waste Management		
Waste generation in the Pre Construction and Construction phase:	**Waste generation:**	1. steel -97 tonnes -100 % will be sold for recycling,2. cement -4833 Kg-Cement waste will be used for bunding purpose, temporary plaster concrete works., 3. Sand-40 cum -Waste sand will be used for bedding for flooring purpose. It will also be used as filler material for toilets water proofing., 4.Aggregates-2180 cum-It will be used as a layer for internal roads and building boundary wall.,5.Wood-205 sq.m.-Will be sold for recycling, 6. tiles -5451sq.m.-Waste tiles will be used as china mosaic
	Disposal of the construction waste debris:	To be Disposed as per construction & demolition waste rules- 2016 at designated disposal site
Waste generation in the operation Phase:	**Dry waste:**	Rehab=1283,Dhobighat = 74, Sale = 509, Total = 1866 (in Kg/Day)
	Wet waste:	Rehab=1885, Dhobighat =78, Sale =752, total = 2715(in Kg/day)
	Hazardous waste:	nil
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	Rehab= 38,Dhobighat = 2, Sale = 15, Total = 55Kg/Day
	Others if any:	Nil

Mode of Disposal of waste:	**Dry waste:**	To be managed through recyclers.
	Wet waste:	To be processed in the Organic Waste Converter and manure so obtained will be used for landscaping
	Hazardous waste:	Nil
	Biomedical waste (If applicable):	Nil
	STP Sludge (Dry sludge):	To be used as manure
	Others if any:	Nil
Area requirement:	**Location(s):**	at ground level
	Area for the storage of waste & other material:	Rehab= 111 sq.m, Dhobighat = 5 sq.m., Sale = 44sq.m., Total =160sq.m.
	Area for machinery:	20.00 sq.m.
Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	Rs. 28.50 Lakhs
	O & M cost:	Rs. 8.00 Lakhs

37.Effluent Charecterestics

Serial Number	Parameters	Unit	Inlet Effluent Charecterestics	Outlet Effluent Charecterestics	Effluent discharge standards (MPCB)
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

Amount of effluent generation (CMD):	20 KLD from Dhobhighat Bldg.
Capacity of the ETP:	20 KLD from Dhobhighat Bldg.
Amount of treated effluent recycled :	18 KLD
Amount of water send to the CETP:	-
Membership of CETP (if require):	-
Note on ETP technology to be used	-
Disposal of the ETP sludge	As per CPHEEO guild lines

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 = 2864.82 sq.m., on Ground = 1447.55sq.m., on Podium = 1417.27sq.m.
	No of trees to be cut :	nil
	Number of trees to be planted :	143nos.
	List of proposed native trees :	as 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	Azadirachta indica	Neem Tree	12	Noise reduction
2	Michelia champaca	Piwala Champa / Sonchapha	10	Flowering
3	Alistonia scholaris	Devils tree / Satvin	11	shaded
4	Pongamia pinnata	Karanj	10	shaded
5	Polyalthia longifolia	Mast Tree	11	noise reduction
6	Cassia fistula	Indian Laburnum	05	shaded tree
7	Cycas revoluta	Fern Palm	11	ornamental
8	Mimusops elengi	bakul	10	flowering
9	Roystonea regia	royal palm	11	ornamental
10	Barreingtonia racemosa	Samundraphal	10	flowering
11	Millingtonia hortensis	Indian Cork Tree	10	shaded
12	Grevillea robusta	Silver oak	11	shaded
13	Bauhinia purpuria	Purple Orchid Tree	10	shaded
14	Saraca asoca	Ashoka tree	11	shaded
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	Ocimum tenuiflorum	-	-
2	Bambusa dendrocalmus	-	-
3	Catharanthus roseus	-	-
4	Jasminum sambac	-	-
5	Passiflora ligularis	-	-
6	Nyctanthes arbortristis	-	-

47.Energy

Power requirement:	**Source of power supply :**	Reliance /TATA
	During Construction Phase: (Demand Load)	100 KW
	DG set as Power back-up during construction phase	100 KVA
	During Operation phase (Connected load):	Rehab+ Dhobighat = 12.51MW, Sale =13.46MW,Total = 25.97MW
	During Operation phase (Demand load):	Rehab+ Dhobighat = 6.22MW, Sale =5.40 MW,Total = 11.62MW
	Transformer:	-
	DG set as Power back-up during operation phase:	for Rehab bldgs-(01, 03 & Rehab-05+ Dhobi Ghat). = 3 X 380 KVA, Rehab-02,=1 X 320 KVA, Rehab-04=1 X 350 KVA for Sale Bldg.= 2 X 630 KVA
	Fuel used:	HSD
	Details of high tension line passing through the plot if any:	NA

48.Energy saving by non-conventional method:

Total Saving Due to LED
Total Saving Due to VFD for Lift and Pump
Saving Due CFL Light, Electronic Ballast along with BEE rated 5 Star equipment's.
Saving Due to Solar Energy Saving Due to Solar Water Heater

49.Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
1	as above	16.04%

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. 120.00 Lakhs
	O & M cost:	Rs. 2.00 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 Environemnt	Dust Suppression	2.5
2	Land Environment	Site Sanitation	2.0
3	Environmental Monitoring	Environmental Monitoring	15.0
4	EHS	Disinfection	1.2
5	EHS	Health check up	3.5

b) Operation Phase (with Break-up):

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	water environment	Rain Water Harvesting	51.2	3.58
2	solid waste	MSW	28.5	8.0
3	water environment	STP & ETP	160.0	26.0
4	Energy Saving	Energy Conservation	120.0	2.0
5	land environment	landscaping	43.00	5.0

51.Storage of chemicals (inflamable/explosive/hazardous/toxic substances)

Description	Status	Location	Storage Capacity in MT	Maximum Quantity of Storage at any point of time in MT	Consumption / Month in MT	Source of Supply	Means of transportation
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

52.Any Other Information

No Information Available

53.Traffic Management

	Nos. of the junction to the main road & design of confluence:	3 no. of entry exits through 13.40 m wide DP Road which is further connected to link Road
Parking details:	**Number and area of basement:**	2 nos. (13,645.58 sq.m.)
	Number and area of podia:	2 nos.(12,666.58 sq.m.)
	Total Parking area:	26,312.16 sq.m.
	Area per car:	as per DCR/NBC
	Area per car:	as per DCR/NBC
	Number of 2-Wheelers as approved by competent authority:	nil
	Number of 4-Wheelers as approved by competent authority:	Required = 967 Nos. Provided = 988 Nos.
	Public Transport:	nil
	Width of all Internal roads (m):	6 to 9 m
	CRZ/ RRZ clearance obtain, if any:	nil

	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	Sanjay Gandhi National Park = 3.36 km (from ESZ boundary)
	Category as per schedule of EIA Notification sheet	category B, shedule 8(a)
	Court cases pending if any	No
	Other Relevant Informations	IT is an expansion project. previously grant EC dated 16-07-2015 (SEAC-2010/CR648/TC-2) for the construction area = 1,19,324. 82 sq.m.
	Have you previously submitted Application online on MOEF Website.	Yes
	Date of online submission	12-01-2018

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. Enviro Analysts & Engineers Pvt. Ltd.

PP informed that, the project previously considered in 76th SEAC-2 meeting held on 9/10/2018 & deferred with observation that the case is to be presented for full potential. Accordingly PP submitted the proposal for full potential. PP further informed that, the project under consideration is a SRA Scheme.

PP stated that, the project is ongoing project of Residential Redevelopment under SR scheme 33(10) of DCR. PP further stated that, project has received EC earlier vide letter dated 14-08-2011 & amended on 16-07-2015 for 6 buildings (5 Rehab buildings & 1 Sale building) with total construction area of 1,19,324. 82 sq.m.

Further to this PP informed, Dhobhighat / Dhobhighat Housing reservation is falling in plot area. Hence Dhobhighat (Laundry)/Dhobhi Housing Building which is buildable reservation, included in the proposed expansion. After construction it is to be handed over to MCGM. PP further stated that, there is change in plot area as per the plot demarcation & for the proposed expansion revised LOI received vide letter dated 13-08-2018.

The project proposal was discussed on the basis of presentation made and documents submitted by the proponent. All issues related to environment, including air, water, land, soil, ecology and biodiversity and social aspects were discussed. Committee noted that the project is under 8a (B2) category of EIA Notification, 2006. Consolidated statements, synopsis of compliances, form 1, 1A, presentation & plans submitted are taken on the 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) PP to ensure that Dhobhighat (Laundry)/Dhobhi Housing Building should be approved by MCGM.
2) PP to provide the noise barriers or other measures to prevent noise pollution for Dhobi ghat
3) PP to ensure that ETP discharge standards should be as per norms.
4) PP to submit the signed copy of plan approval.
5) PP to get report from Dhobi ghat design expert regarding design & other aspect of proposed Dhobhighat (Laundry)/Dhobhi Housing Building.
6) 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

FINAL RECOMMENDATION

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

Agenda of 86th (Day-2) SEAC-2 State Expert Appraisal Committee (SEAC-2)

SEAC Meeting number: 86 **Meeting Date** January 29, 2019

Subject: Environment Clearance for Proposed SRA project at Daulat Nagar at. F.P. NO.5(PT),6,7(PT),8 TO 15,16B(PT),107-109,18-19/28,30,31 TO 33,18-19/34- A,B,C,D,18-19/35-A,B,C,D,18-19/82,18-19/83(PT),18-19/88 TO 94,18-19/95 TO 99,18-19/100,18-19/102,18-19/104(PT),18-19/106,18-19/107,20-A(PT),B(PT),C(PT),D(PT),of TPS-VI and F.P. Nos 85B/2,86 &89 OF TPS-II at village Vile Parle(W) at Santacruz (West), Mumbai known as "Daulat Nagar".

Is a Violation Case: No

1.Name of Project	Proposed SRA Project at Daulat Nagar
2.Type of institution	Private
3.Name of Project Proponent	M/s. HDIL & Pioneer India Developers Pvt. Ltd
4.Name of Consultant	M/s. Enviro Analysts & Engineers Pvt. Ltd
5.Type of project	Proposed SRA project MCGM DCR 33(10).
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	F.P. NO.5(PT),6,7(PT),8 TO 15,16B(PT),107-109,18-19/28,30,31 TO 33,18-19/34-A,B,C,D,18-19/35-A,B,C,D,18-19/82,18-19/83(PT),18-19/88 TO 94,18-19/95 TO 99,18-19/100,18-19/102,18-19/104(PT),18-19/106,18-19/107,20-A(PT),B(PT),C(PT),D(PT),of TPS-VI and F.P. Nos 85B/2,86 &89 OF TPS-II at village Vile Parle(W) at Santacruz (West), Mumbai known as "Daulat Nagar"
9.Taluka	Santacruz
10.Village	Santacruz
Correspondence Name:	M/s. HDIL & Pioneer India Developers Pvt. Ltd
Room Number:	9-01 HDIL towers
Floor:	9th
Building Name:	HDIL towers
Road/Street Name:	Ananat Kanekar Marg, Station Road Bandra (E), Mumba
Locality:	Ananat Kanekar Marg, Station Road Bandra (E), Mumba
City:	Mumbai
11.Area of the project	MCGM (Municipal Corporation of Greater Mumbai)
12.IOD/IOA/Concession/Plan Approval Number	Layout approval received dated SRA dated 09.05.2002
	IOD/IOA/Concession/Plan Approval Number: LOI received dated SRA/ENG/498/HW/STGL/LOI dated 12.12.12
	Approved Built-up Area: 201346.69
13.Note on the initiated work (If applicable)	3 nos of Buildings are constructed on plot D and I as per approvals received (Plot D-01,02, PLot I=Sl) having construction area 16110.42 sqm
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	LOI received dated SRA/ENG/498/HW/STGL/LOI dated 12.12.12
15.Total Plot Area (sq. m.)	1,06,546.56 sqm
16.Deductions	Area not in possession-5925.5 sqm 6, D. P. Road-25,878.31 sqm & other reservation- 10,467.40 Total- 42271.27 sqm
17.Net Plot area	64,275.29 sqm
18 (a).Proposed Built-up Area (FSI & Non-FSI)	**a) FSI area (sq. m.):** 81,777.71
	b) Non FSI area (sq. m.): 37,769.49
	c) Total BUA area (sq. m.): 119547
18 (b).Approved Built up area as per DCR	**Approved FSI area (sq. m.):** 201346.69
	Approved Non FSI area (sq. m.): --
	Date of Approval: 12-12-2012
19.Total ground coverage (m2)	27765.92

20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	46%
21.Estimated cost of the project	1520000000

22.Number of buildings & its configuration

Serial number	Building Name & number	Number of floors	Height of the building (Mtrs)
1	Plot C	C1, C2, C3, C4= G+7th Floors	22.80
2	Plot D	1D =2 B +Semi basement + LG+ G+ Upper 5th Floors, school = B + G + 5th Floors D1 & D 2=GR.+7th Floors	24.10, 24.05,24.10
3	Plot E	1E= 2 B + G+ Upper 8th Floors	27.40
4	Plot F	F1= 2 B + G+ Upper 8th Floors	27.50
5	Plot I	S1=B + G.+7th Floors	26.33
6	Plot N	N1,N2,N3,N4 = S + 7th Floors, N - B + G+ Upper 6Th Floors	27.75

23.Number of tenants and shops	Plot C= residential- 525 nos + commercial- 11nos Plot D= residential- 198 nos + commercial- 445 nos + 18 nos Plot E= residential- 38 nos + commercial- 11nos Plot F= residential- 64 nos + commercial- 1nos Plot I= residential- 68 nos + commercial- 36nos Plot N= residential- 549 nos + commercial- 67 nos Total =residential- 1442 nos + commercial- 589 nos
24.Number of expected residents / users	8652 nos
25.Tenant density per hectare	375 Tenant /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)	Access through existing 30.48 m wide relief road, 27.44 m wide linking road & 27.44 m wide SV road
28.Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	9.00 m
29.Existing structure (s) if any	There are slums to be demolished on site.
30.Details of the demolition with disposal (If applicable)	Demolition will be done as per Construction and Demolition 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**	MCGM / treated water from STP
	Fresh water (CMD):	592 KLD
	Recycled water - Flushing (CMD):	352 KLD
	Recycled water - Gardening (CMD):	40 KLD
	Swimming pool make up (Cum):	-
	Total Water Requirement (CMD) :	984 KLD
	Fire fighting - Underground water tank(CMD):	760 cum
	Fire fighting - Overhead water tank(CMD):	30 Cum
	Excess treated water	403 KLD
Wet season:	**Source of water**	MCGM/ treated water from STP
	Fresh water (CMD):	592 KLD
	Recycled water - Flushing (CMD):	352 KLD
	Recycled water - Gardening (CMD):	0 KLD
	Swimming pool make up (Cum):	-
	Total Water Requirement (CMD) :	944 KLD
	Fire fighting - Underground water tank(CMD):	760 cum
	Fire fighting - Overhead water tank(CMD):	30 Cum
	Excess treated water	443 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:**	1.2 m – 3.2 m bgl
	Size and no of RWH tank(s) and Quantity:	Nil
	Location of the RWH tank(s):	Nil
	Quantity of recharge pits:	21 no's of Percolation Pits provided
	Size of recharge pits :	Area of each Recharge pit= 4.9 sqm Depth of each Recharge pit= 4 m
	Budgetary allocation (Capital cost) :	Rs 13.00 Lakhs
	Budgetary allocation (O & M cost) :	Rs 1.30 Lakhs /Annum
	Details of UGT tanks if any :	Domestic Water Tank =592cum Flushing Water Tank =352cum Fire Water Tank =760 cum Location of tank = Ground & Basement
35.Storm water drainage	**Natural water drainage pattern:**	East to West
	Quantity of storm water:	0.55 cum/sec
	Size of SWD:	0.45mX 0.56 m
Sewage and Waste water	**Sewage generation in KLD:**	884 KLD
	STP technology:	MBBR
	Capacity of STP (CMD):	15 nos STP of total capacity 930 KLD (C1-95,C2-85,C3-70,C4-50,1D-60,D1,D2-100, school-35, E1-30,F-50,N1-75,N2-75 N3-75,N4-70,N sale-10, , I- 50 in KLD)
	Location & area of the STP:	Ground and basement
	Budgetary allocation (Capital cost):	Rs 220.00Lakhs
	Budgetary allocation (O & M cost):	Rs 35.00 lakhs /annum
36.Solid waste Management		
Waste generation in the Pre Construction and Construction phase:	**Waste generation:**	Demolition waste, Excavated material ,Cement Bags ,Paint container (@20L) ,Scrap metal generated , Broken Tiles etc
	Disposal of the construction waste debris:	Excavated material Shall be used entirely on site for backfilling and for internal roads,Cement Bags Empty bags to be handed over to recycler.Paint container (@20L) To be handed over to recycler, Scrap metal generated Entirely to be sold for recycling. Broken Tiles Waste 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:**	1664 kg/day
	Wet waste:	1998 kg/day
	Hazardous waste:	NA
	Biomedical waste (If applicable):	--
	STP Sludge (Dry sludge):	40 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:	To be processed in the OWC. Manure obtained shall be used for landscaping / Gardening, Excess manure shall be sold to nearby end users.
	Hazardous waste:	Not Applicable
	Biomedical waste (If applicable):	--
	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
	Area for the storage of waste & other material:	dedicated area for Segregation, curing and storage provided (141 sqm)
	Area for machinery:	3 sqm for each machine (6 nos of machine)
Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	Rs 50.00 Lakhs
	O & M cost:	Rs 10.00 lakhs /annum

37.Effluent Charecterestics

Serial Number	Parameters	Unit	Inlet Effluent Charecterestics	Outlet Effluent Charecterestics	Effluent discharge standards (MPCB)
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

Amount of effluent generation (CMD):	Not applicable
Capacity of the ETP:	Not applicable
Amount of treated effluent recycled :	Not applicable
Amount of water send to the CETP:	Not applicable
Membership of CETP (if require):	Not applicable
Note on ETP technology to be used	Not applicable
Disposal of the ETP sludge	Not applicable

38.Hazardous Waste Details

Serial Number	Description	Cat	UOM	Existing	Proposed	Total	Method of Disposal
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

39.Stacks emission Details

Serial Number	Section & units	Fuel Used with Quantity	Stack No.	Height from ground level (m)	Internal diameter (m)	Temp. of Exhaust Gases
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

40.Details of Fuel to be used

Serial Number	Type of Fuel	Existing	Proposed	Total
1	Not applicable	Not applicable	Not applicable	Not applicable
41.Source of Fuel		Not applicable		

42.Mode of Transportation of fuel to site	Not applicable

43.Green Belt Development	**Total RG area :**	Layout RG- 5949.45 sqm
	No of trees to be cut :	will be as per tree NOC
	Number of trees to be planted :	500 Nos of trees. (There are existing 90 trees on site.)
	List of proposed native trees :	same as 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	.	.	.	.
2	Delonix regia	Gulmohar	41	ornamnetal , shadey
3	Azadiracta indica	Neem	45	medicinal
4	Terminalia arjuna	Arjun tree	75	ornamnetal , shadey
5	Albizia lebbeck	Shirish	68	ornamnetal , shadey
6	Saraca asoca	Ashoka	76	ornamnetal , shadey
7	Bauhinia purpurea	Gulabi kanchan	55	ornamnetal , shadey
8	Phyllanthus emblica	Awla	60	fruit bearing
9	Mangifera indica	Mango	36	fruit bearing
10	Michelia champaca	Sonchaffa	44	ornamnetal , shadey
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 :**	Adani Power/ TATA
	During Construction Phase: (Demand Load)	80kW
	DG set as Power back-up during construction phase	100kVA
	During Operation phase (Connected load):	16098 kW
	During Operation phase (Demand load):	3836 kW
	Transformer:	4 x 1000, 2 x 500, 1x400
	DG set as Power back-up during operation phase:	1D - 1x500 kVA , E1 - 1x160 kVA, F1 - 1x200 kVA, N- 1x180kVA, School - 1x80kVA, C-1x100kVA
	Fuel used:	HSD
	Details of high tension line passing through the plot if any:	NA

48.Energy saving by non-conventional method:

•Energy efficient LED's which give approx. 30% more light output for the same watts consumed and therefore require less nos. of fixtures
• Provision of solar panels for common area lighting
• Maintaining the power factor between 0.95 lag and 0.98 lag for common area loads.
• Maintaining lighting power density as per ECBC standard in common areas and recreation facility.
• Astronomical switching of outdoor lighting.
• Proposing use of VFD's (Variable Frequency Drive) for all motors used in lifts and use of high efficiency pumps for Plumbing, Firefighting system.

49.Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
1	Overall Energy savings	11%
2	.	.

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 75.00 lakhs
	O & M cost:	Rs. 3.75 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	5

2	Noise Environment	Noise Baricades and Green Belt Developments	4
3	Water Environment	Modular STP , Drainage with sedimentation tanks	4
4	Good Health Practices	Site Sanitation & Health Care	3
5	Environment Monitoring	Air,water,noise soil monitoring during construction phase	3

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	Recharge pits	13.00	1.30
2	Solid waste management	OWC	50.00	10.0
3	Wastewater management	STP	220.00	35.00
4	energy savings	Solar + LED	75.00	3.75
5	Green belt	Landscaping	150.00	30.0

51.Storage of chemicals (inflamable/explosive/hazardous/toxic substances)

Description	Status	Location	Storage Capacity in MT	Maximum Quantity of Storage at any point of time in MT	Consumption / Month in MT	Source of Supply	Means of transportation
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

52.Any Other Information

No Information Available

53.Traffic Management

	Nos. of the junction to the main road & design of confluence:	Access through existing 30.48 m wide relife road, 27.44 m wide linking road & 27.44 m wide SV road

Parking details:	**Number and area of basement:**	Maximum 2 nos
	Number and area of podia:	Nil
	Total Parking area:	.
	Area per car:	32.00 sq.m
	Area per car:	32.00 sq.m
	Number of 2-Wheelers as approved by competent authority:	.
	Number of 4-Wheelers as approved by competent authority:	Plot C=83 nos + commercial -8 nos, Plot D =405 nos Plot E = 34nos Plot F= 102nos + commercial- 12nos, Plot N =102nos+ commercial- 54 nos PLot I-60 nos
	Public Transport:	--
	Width of all Internal roads (m):	6.00 m wide
	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) B2
	Court cases pending if any	NA
	Other Relevant Informations	23 buildings are excluded from environmental parameters and the same were constructed prior to EIA notification
	Have you previously submitted Application online on MOEF Website.	Yes
	Date of online submission	31-07-2018

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 was present during the meeting along with environmental consultant M/S. M/s Enviro Analysts and Engineers Pvt. Ltd.

PP informed that, the project previously considered in 73rd SEAC-2 meeting held on 9/10/2018. PP further informed that, the project under consideration is a SRA Scheme.

PP stated that, the first LOI was issued by SRA in the year 2000 and subsequently revised LOI is issued in the year 2012. PP further stated that the development is proposed in the plot area of 1,06,546.56 sqm. which consist of 18 Plots viz A,A1,A2,A3,B,C,D,E,F,G,H,I,J,K,L,M,N,O. Out of 18 plots, **in 5 plots**, there is a reservation 3 plots ie plot J,A2,A3 for BEST and 2 plots ie plot G& L for garden & 1 plot is kept in abeyance i.e; plot O (non-buildable). Whereas 7 plots i.e plot A,A1,B,H,I,K & M developed consisting 23 buildings out of which 19 buildings recieved the OC also.

PP further states that, the Proposal under consideration is for obtaining EC for 16 buildings having total plot area of the project is 15,960.30 Sq.mt. with total construction area of 1,19,547.20 sqm. (Inclusive of 3 buildings constructed after 2006 i.e is 16,110.42 sqmts).And the building configuration is as follow-

Plot	**Nos of Bldg**	**Proposed buildings for EC**
Plot C	4	C1, C2, C3, C4= G+7th Floors
Plot D	4	1D =2 B +Semi basement + LG+ G+ Upper 5th Floors School = B + G + 5th Floors D1=GR.+7th Floors D2=GR.+7th Floors
Plot E	1	1E= 2 B + G+ Upper 8th Floors
Plot F	1	F1 = 2 B + G+ Upper 8th Floors
Plot I	1	S1=B + G.+7th Floors
Plot N	5	N1,N2,N3,N4 = G +7th Floors, N = B + G+ Upper 6th Floors

PP further stated that, the project under consideration is redevelopment project & as per Hon. High court order & as per circular ENV 2013/CR 39/TC-1 dated 17/01/2014 of Government of Maharashtra, construction done below 20,000 sq.mt should be exempted from violation of EIA Notification, 2006.

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

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

Specific Conditions by SEAC:

1) PP to inform whether any application for grant of EC was made earlier from 2006 to February 2018. If, yes with what result. If not, then why not? An explanatory note to be given by PP for delay in making application, if no any application in this regard was made earlier.
2) PP to submit Architect certificate regarding building wise construction done on site mentioning FSI, Non-FSI and Total Built up area separately.
3) Architect to also certify which said construction is exactly as per approved plan or if there is any change.
4) PP to upload all CCs, IoD, OCs received from time to time.
5) PP to submit the CFO NoC received from time to time.

FINAL RECOMMENDATION

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

Agenda of 86th (Day-2) SEAC-2 State Expert Appraisal Committee (SEAC-2)

SEAC Meeting number: 86 **Meeting Date** January 29, 2019

Subject: Environment Clearance for proposed building on plot 310, H No. 2, of village Goddev, Taluka & District Thane, by Virtuoso Realty LLP

Is a Violation Case: No

1.Name of Project	Proposed building on plot 310, H No. 2, of village Goddev, Taluka & District Thane, by Virtuoso Realty LLP
2.Type of institution	Private
3.Name of Project Proponent	Mr. Bharat Patel by Virtuoso Realty LLP
4.Name of Consultant	Mr. H K Desai, Enviro Analysts and Engineers Pvt. Ltd.
5.Type of project	residential
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 310, H No. 2, of village Goddev, Taluka & District Thane.
9.Taluka	thane
10.Village	Goddev
Correspondence Name:	Mr Bharat Patel
Room Number:	601
Floor:	NA
Building Name:	Senate, Aura Biplex
Road/Street Name:	S V Road
Locality:	Borivali West
City:	Mumbai
11.Area of the project	Mira Bhayandar Municipal Corporation
12.IOD/IOA/Concession/Plan Approval Number	yes
	IOD/IOA/Concession/Plan Approval Number: MBMC – 4356/2017-2018
	Approved Built-up Area: 1399
13.Note on the initiated work (If applicable)	Building B; Building C1, C2; Building D1, D2, building E1, E2 and Row House 1, 2, 3, 4 already constructed and occupied as per OC received dated:
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	yes
15.Total Plot Area (sq. m.)	12,000 sq m
16.Deductions	For D P: 936.26 sq m
17.Net Plot area	11063. 74 sq m
18 (a).Proposed Built-up Area (FSI & Non-FSI)	**a) FSI area (sq. m.):** Existing FSI: 9145.39, Proposed FSI: 9527.06, Total:18672.45
	b) Non FSI area (sq. m.): Existing Non FSI: 3169.21, Proposed Non FSI: 2542.91 Total Non FSI: 5712.12
	c) Total BUA area (sq. m.): 24384.57
18 (b).Approved Built up area as per DCR	**Approved FSI area (sq. m.):** 10706.87
	Approved Non FSI area (sq. m.): 5304.21
	Date of Approval: 14-02-2018
19.Total ground coverage (m2)	7680
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	64
21.Estimated cost of the project	500000000

22.Number of buildings & its configuration

Serial number	Building Name & number	Number of floors	Height of the building (Mtrs)
1	Building A	Part Basement + Gr + 22 floors	69.95
2	Building B	St + 7 floors	23.27
3	Building C1, C2	St + 7 floors	23.27
4	Building D1, D2	Gr + 4 floors	14.80
5	Building E1, E2	Gr + 6 floors	23.50
6	Building F	Gr + 2 floors	10
7	Row House 1, 2, 3, 4	Gr + 2 floors	9

23.Number of tenants and shops	Existing residential: 236 nos. Proposed Residential: 152 nos. Total residential: 388 Proposed Commercial: 46 = shops: 23 & offices 23
24.Number of expected residents / users	Existing Residential: 995, Proposed residential: 706, Total Residential: 1701; Proposed Commercial: 299
25.Tenant density per hectare	323
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 m wide DP 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	Building B, C1, C2, D1, D2, E1, E2 and row houses 1, 2, 3, 4 are constructed and occupied
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**	MBMC AND RECYCLED WATER
	Fresh water (CMD):	159 KLD
	Recycled water - Flushing (CMD):	84 KLD
	Recycled water - Gardening (CMD):	14 KLD
	Swimming pool make up (Cum):	NA
	Total Water Requirement (CMD) :	257 KLD
	Fire fighting - Underground water tank(CMD):	200 KLD
	Fire fighting - Overhead water tank(CMD):	185 KLD
	Excess treated water	131 KLD
Wet season:	**Source of water**	MBMC AND RECYCLED WATER
	Fresh water (CMD):	159 KLD
	Recycled water - Flushing (CMD):	84 KLD
	Recycled water - Gardening (CMD):	NA
	Swimming pool make up (Cum):	NA
	Total Water Requirement (CMD) :	243 KLD
	Fire fighting - Underground water tank(CMD):	200 KLD
	Fire fighting - Overhead water tank(CMD):	185 KLD
	Excess treated water	145 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:**	3 m
	Size and no of RWH tank(s) and Quantity:	20 cum, 1 no.
	Location of the RWH tank(s):	underground
	Quantity of recharge pits:	2 nos.
	Size of recharge pits :	-
	Budgetary allocation (Capital cost) :	5 lakhs
	Budgetary allocation (O & M cost) :	25000
	Details of UGT tanks if any :	Domestic: 2 nos Flushing: 2 nos. Fire fighting: 2 nos.
35.Storm water drainage	**Natural water drainage pattern:**	As per the natural slope of the plot
	Quantity of storm water:	0.24 m3/sec
	Size of SWD:	0.60 m x 0.65 m
Sewage and Waste water	**Sewage generation in KLD:**	211 KLD
	STP technology:	MBBR
	Capacity of STP (CMD):	1 no. & 220 KLD
	Location & area of the STP:	below ground
	Budgetary allocation (Capital cost):	35 lakhs
	Budgetary allocation (O & M cost):	6 lakhs / yr
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:**	385 kg /day
	Wet waste:	533 kg / day
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	10
	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):**	Ground
	Area for the storage of waste & other material:	52 sq m
	Area for machinery:	5 sq m
Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	8 lakhs
	O & M cost:	2 lakhs / yr

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 :**	2828.40 sq m
	No of trees to be cut :	NA
	Number of trees to be planted :	150 nos.
	List of proposed native trees :	as given below
	Timeline for completion of plantation :	before 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	Plumeria alba	champa	10	flowering
2	Tabebuia rosa	Pink triumphet	5	flowering
3	Mangifera indica	Mango	5	tropical and flowering
4	Mimusops elengi	Bakul	10	flowering
5	Cassia fistula	Bahava	15	flowering
6	Delonix regia	Gulmohar	8	evergreen
7	Melia azedarach	Indian lilac	7	Deciduous
8	Pisonia alba	Pisonia	10	ornamental
9	Polyalthia longifolia	Ashoka	5	Evergreen
10	Casuarina	Casuarina	15	Evergreen tropical
11	Bauhinia blackiana	Hong Kong Orchid Tree	10	tropical
12	Bauhinia purpurea	Kanchan	10	flowering
13	Tecoma gaudichaudi	Tecoma yellow	5	semi shady
14	MAHUA LONGIFOLIA	Mahua	10	flowering
15	Roystonea regia	Royal Palm	10	Ornamental
16	Spathodea campanulata	Spathodea	15	tropical flowering
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 :**	Reliance Energy
	During Construction Phase: (Demand Load)	80 kW
	DG set as Power back-up during construction phase	100 KVA
	During Operation phase (Connected load):	4329 kW
	During Operation phase (Demand load):	1316 kW
	Transformer:	NA
	DG set as Power back-up during operation phase:	1 X 320 KVA
	Fuel used:	HSD
	Details of high tension line passing through the plot if any:	NA

48.Energy saving by non-conventional method:

1) We recommended using Energy Efficient LED Lamps for Common & External Areas instead of CFL Lamps.
2) For Energy efficient performance we have proposed VFDs (Variable Frequency Drive) for all Motors used in Lifts, Plumbing, Fire
Fighting and Ventilation systems.
3) We recommended to use electrical equipment such as AC, Fridge, Microwave, Light Fixtures etc. which are Higher rated (5 Star) by BEE (Bureau of Energy Efficiency) in the Houses by owners for lesser power consumption.
4) We recommend solar PV panel for lighting of common areas and external lighting. Solar water heating.

49.Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
1	Total % Savings	12.1

50.Details of pollution control Systems

Source	Existing pollution control system	Proposed to be installed
Not applicable	Not applicable	Not applicable

Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	14 lakhs
	O & M cost:	2 lakhs / yr

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	1.5
3	Water Environment	Modular STP, Drainage with sedimentation tanks	1
4	Good Health Practices	Site Sanitation & Health Care	2
5	Environment Monitoring	Air, water, noise soil monitoring during construction phase	1.5

b) Operation Phase (with Break-up):

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	Rain Water Harvesting	RWH Tanks	5	0.25
2	Waste water management	STP	35	6
3	Solid waste management	OWC	4	1
4	Landscaping	Green Belt Development	8	2
5	Energy conservation	Solar saving	14	2

51.Storage of chemicals (inflamable/explosive/hazardous/toxic substances)

Description	Status	Location	Storage Capacity in MT	Maximum Quantity of Storage at any point of time in MT	Consumption / Month in MT	Source of Supply	Means of transportation
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

52.Any Other Information

No Information Available

53.Traffic Management

	Nos. of the junction to the main road & design of confluence:	2 nos.

Parking details:	**Number and area of basement:**	1 part basement, 1218.9 sq m
	Number and area of podia:	NA
	Total Parking area:	2135 sq m
	Area per car:	35 sq m
	Area per car:	35 sq m
	Number of 2-Wheelers as approved by competent authority:	-
	Number of 4-Wheelers as approved by competent authority:	61 nos.
	Public Transport:	Mira Road 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	8 km from SGNP
	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	01-01-1900

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

PP informed that, the development was initiated in the year 2003 - 2004. As per 1st CC received in 24/6/2004 and subsequently amended in 2005 & 2007 there were for 9 nos. Building viz. A B, C1, C2, D1, D2, E1, E2, F and 4 no's of Row Houses were proposed with FSI area of 10,706.87 sq m Out of these 9 no's of buildings 7 no's namely B, C1, C2, D1, D2, E1, E2 and 4 no's of Row houses have been constructed and OC granted by MBMC. The total constructed area till date is 12,424.82 sq mts.

The total plot area of the project is 12,000 Sq. mt. having total construction area 26,407.90 Sq.mt (FSI - 18,238.12 Sq. mt.+ NON FSI- 8169.78Sq. mt.) and the building configuration is as follow-

Building Name & number	Number of floors	Height (Mtrs)
Building B	St + 7 floors	23.27
Row House 1, 2, 3, 4	Gr + 2 floors	9
Building C1, C2	St + 7 floors	23.27
Building D1, D2	Gr + 4 floors	14.80
Building E1, E2	Gr + 6 floors	23.50
Building F	Gr + 2 floors	10
Building A	2 level basement (Pit parking & service) + Gr + 22 floors	69.95

PP further stated that, the work of building A and F is not yet commenced. And now it is proposed to construct the Building A with Configuration of 2 level basement (Pit parking & service) +Gr + 22 flrs and Bldg F of configuration Gr +2 flrs.

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

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

Specific Conditions by SEAC:

1) PP to submit revised Architect Certificate indicating all building wise profile ,FSI, Non-FSI & total build up area along with current status.
2) PP to submit Architect Certificate specifically mentioning the construction about building no A & F.
3) PP to upload the copy of plan approved in 2005 & 2007.
4) PP to provide 40% STP tanks area open to sky for adequate ventilation.
5) PP to provide clear 6mt drive way & 9mt turning radius all around building for fire tender movement.
6) 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

FINAL RECOMMENDATION

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

Agenda of 86th (Day-2) SEAC-2 State Expert Appraisal Committee (SEAC-2)

SEAC Meeting number: 86 **Meeting Date** January 29, 2019

Subject: Environment Clearance for "Proposed Residential Complex" at land bearing S.No 27, H.No 3A village Waliv, Taluka: Vasai, District Palghar by Sahyog Bhu Vikas Sanstha Pvt. Ltd.

Is a Violation Case: No

1.Name of Project	"Proposed Residential Complex"
2.Type of institution	Private
3.Name of Project Proponent	Mr. Wasim Istiyaque Khan & Mr. Shamim Ahmed Khan- Sahyog Bhu Vikas Sanstha Pvt. Ltd.
4.Name of Consultant	Mr. H. K. Desai- Enviro Analysts & Enginners Pvt. Ltd.
5.Type of project	Housing Project
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	Land bearing S.No 27, H.No 3A village Waliv, Taluka: Vasai, District -Palghar
9.Taluka	Vasai
10.Village	Waliv
Correspondence Name:	Mr. Wasim Istiyaque Khan & Mr. Shamim Ahmed Khan- Sahyog Bhu Vikas Sanstha Pvt. Ltd.
Room Number:	302
Floor:	-
Building Name:	Shripal Shopping Centre, Near Petrol Pump,
Road/Street Name:	Agashi Road
Locality:	Virar (west)- 401303
City:	Virar
11.Area of the project	Vasai Virar City Municipal Corporation (VVCMC)
12.IOD/IOA/Concession/Plan Approval Number	Approval received dated 22-6-2018 bt VVCMC
	IOD/IOA/Concession/Plan Approval Number: VVCMC/TP/CC/VP/5155/70/2018-19
	Approved Built-up Area: 18708.02
13.Note on the initiated work (If applicable)	nil
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	Approvals received by VVCMC dated 22-6-2018
15.Total Plot Area (sq. m.)	34000.00 sq.m.
16.Deductions	Encroachment area = 275.24 sq.m., Area under 20 m wide DP rd = 4546.53 sq.m. Area under 12 m wide DP rd = 883.52 sq.m. Area under PG reservation =618.43sq.m Area under HS reservation =1260.04 sq.m.
17.Net Plot area	26416.24sq.m
18 (a).Proposed Built-up Area (FSI & Non-FSI)	**a) FSI area (sq. m.):** 26921.36Sq.m.
	b) Non FSI area (sq. m.): 19956.33Sq.m.
	c) Total BUA area (sq. m.): 46877.69
18 (b).Approved Built up area as per DCR	**Approved FSI area (sq. m.):** 11143.86
	Approved Non FSI area (sq. m.): 7564.16
	Date of Approval: 22-06-2018
19.Total ground coverage (m2)	2774.81sq.m.
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	11.00%
21.Estimated cost of the project	1162700000

22.Number of buildings & its configuration

Serial number	Building Name & number	Number of floors	Height of the building (Mtrs)
1	Bldg. No. 1-Wing A	ST+3rd (P) +3rd (P) -11th Floors	36.10
2	Bldg. 1-Wing B	ST+14 Floors	44.80
3	Bldg. 1- Wing C	ST+14 Floors	44.80
4	Bldg. 1-Wing D	ST+14 Floors	44.80
5	Bldg. 1-Wing E	ST+14 Floors	44.80
6	Bldg. 2Wing F	ST+14 Floors	44.80
7	Bldg. 2 Wing G	ST+8 (P)+8 (P)-14th Floors	44.80
8	Bldg. 3- MHADA Wing H	ST+7 (P)Floors	24.65

23.Number of tenants and shops	No. of Flats = 718
24.Number of expected residents / users	3071
25.Tenant density per hectare	211tenements/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)	20.00 Mtr Wide DP Road , 12.00 Mtr Wide DP Road
28.Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	Min 9.00 m
29.Existing structure (s) if any	nil
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**	VVCMC/Recycled water
	Fresh water (CMD):	276
	Recycled water - Flushing (CMD):	138
	Recycled water - Gardening (CMD):	26
	Swimming pool make up (Cum):	NIL
	Total Water Requirement (CMD) :	440
	Fire fighting - Underground water tank(CMD):	525cum
	Fire fighting - Overhead water tank(CMD):	95 cum
	Excess treated water	172
Wet season:	**Source of water**	VVCMC /Recycled water
	Fresh water (CMD):	276
	Recycled water - Flushing (CMD):	138
	Recycled water - Gardening (CMD):	NIL
	Swimming pool make up (Cum):	NIL
	Total Water Requirement (CMD) :	414
	Fire fighting - Underground water tank(CMD):	525 cum
	Fire fighting - Overhead water tank(CMD):	95 cum
	Excess treated water	198
Details of Swimming pool (If any)	NIL	

33.Details of Total water consumed

Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
Water Requirement	**Existing**	**Proposed**	**Total**	**Existing**	**Proposed**	**Total**	**Existing**	**Proposed**	**Total**
Domestic	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

34.Rain Water Harvesting (RWH)	**Level of the Ground water table:**	0.1 to 0.8 m
	Size and no of RWH tank(s) and Quantity:	1 no. of each wing having 2 days capacity. Total capacity = 191 cum
	Location of the RWH tank(s):	Below ground level
	Quantity of recharge pits:	Nil
	Size of recharge pits :	Nil
	Budgetary allocation (Capital cost) :	Rs. 20.00 Lakhs
	Budgetary allocation (O & M cost) :	Rs. 11.00 Lakhs
	Details of UGT tanks if any :	below ground level
35.Storm water drainage	**Natural water drainage pattern:**	North west to south east
	Quantity of storm water:	Total actual discharge=0.831cum/sec, Total design discharge=1.458cum/sec
	Size of SWD:	Width = 0.45m, Depth = 0.7m.
Sewage and Waste water	**Sewage generation in KLD:**	373
	STP technology:	MBBR
	Capacity of STP (CMD):	425 KLD
	Location & area of the STP:	below Ground Level
	Budgetary allocation (Capital cost):	Rs.50.00 Lakhs
	Budgetary allocation (O & M cost):	Rs.7.50Lakhs
36.Solid waste Management		
Waste generation in the Pre Construction and Construction phase:	**Waste generation:**	Debris has been disposed off by covered trucks to the authorized sites with the permission of local authority.
	Disposal of the construction waste debris:	Debris will be used for backfilling and counterweight of raft, road works,etc.Brickbatswillbeusedforwaterproofing.Reinforcementwill besentforreuseNominalsurplusconstructiondebrisshallbedisposed ofbycoveredtruckstotheauthorizedsiteswiththepermissionofMC
Waste generation in the operation Phase:	**Dry waste:**	921Kg/Day
	Wet waste:	614Kg/Day
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	29kg/day
	Others if any:	Nil

Mode of Disposal of waste:	**Dry waste:**	Will handed over to authorized vendors.
	Wet waste:	Will be process in OWC. Manure so obtained will be used for gardening.
	Hazardous waste:	Nil
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	Used as a manure
	Others if any:	Nil
Area requirement:	**Location(s):**	At ground level
	Area for the storage of waste & other material:	80.00 sq.m.
	Area for machinery:	5.00 sq. m.
Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	Rs. 8.00 Lakhs
	O & M cost:	Rs.2.00 Lakhs

37.Effluent Charecterestics

Serial Number	Parameters	Unit	Inlet Effluent Charecterestics	Outlet Effluent Charecterestics	Effluent discharge standards (MPCB)
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

Amount of effluent generation (CMD):	Not applicable
Capacity of the ETP:	Not applicable
Amount of treated effluent recycled :	Not applicable
Amount of water send to the CETP:	Not applicable
Membership of CETP (if require):	Not applicable
Note on ETP technology to be used	Not applicable
Disposal of the ETP sludge	Not applicable

38.Hazardous Waste Details

Serial Number	Description	Cat	UOM	Existing	Proposed	Total	Method of Disposal
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

39.Stacks emission Details

Serial Number	Section & units	Fuel Used with Quantity	Stack No.	Height from ground level (m)	Internal diameter (m)	Temp. of Exhaust Gases
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

40.Details of Fuel to be used

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

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

43.Green Belt Development	**Total RG area :**	5283.25sq.m.
	No of trees to be cut :	NIL
	Number of trees to be planted :	265Nos.
	List of proposed native trees :	as given below
	Timeline for completion of plantation :	at the end of 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	Artocarpus altilis	Bread fruit tree	15	Fruiting
2	Anthocephallus cadamba	Kadamb Tree	18	Shady
3	Azadirachta indica	Neem	20	shady
4	Alstonia scholaris	Devil's tree	20	Evergreen tropical tree
5	Bambusa vulgaris	Bamboo	18	Evergreen
6	Bismarckia nobilis	Bismarck Palm	18	flowering
7	Bauhinia purpurea	Butterfly tree	20	flowering
8	Callophyllum inophyllum	Undi tree	15	evergreen
9	Cassia nodosa	Pink and White Shower Tree	15	Flowering
10	Cordiaseba stena	The scarlet cordia	15	Flowering
11	Cassia fistula	Indian laburnum	15	Flowering
12	Dillenia indica	Elephant Apple	18	Flowering
13	Eugenia oleina	Wild Cinnamon	18	Flowering
14	Guaiacum officinale	Lignum vitae	20	Useful tropical plant
15	Kentia Macarthurii	Kentia Palm	20	ornamental
45.Total quantity of plants on ground				

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

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

47.Energy

Power requirement:	**Source of power supply :**	MSEB(Mahavitran) Power
	During Construction Phase: (Demand Load)	100 KW
	DG set as Power back-up during construction phase	100 KVA
	During Operation phase (Connected load):	7993 KW
	During Operation phase (Demand load):	1514 KW
	Transformer:	-
	DG set as Power back-up during operation phase:	Proposed DG size1 X 400 KVA and 1 X 40 KVA
	Fuel used:	HSD
	Details of high tension line passing through the plot if any:	Nil

48.Energy saving by non-conventional method:

• Energy efficient LED's which give approx. 30% more light output for the same watts consumed and therefore require less nos. of fixtures
• Provision of solar panels for common area lighting
• Maintaining the power factor between 0.95 lag and 0.98 lag for common area loads.
• Maintaining lighting power density as per ECBC standard in common areas and recreation facility.
• Astronomical switching of outdoor lighting.
• Proposing use of VFD's (Variable Frequency Drive) for all motors used in lifts and use of high efficiency pumps for Plumbing, Firefighting system.

49.Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
1	as above	10.2%

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.25.00Lakhs
	O & M cost:	Rs.1.00Lakhs

51.Environmental Management plan Budgetary Allocation

a) Construction phase (with Break-up):

Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)
1	Air Environment	Dust suppression	2.5
2	Land Environment	Site sanitation	2.5
3	Environment monitoring	For Air, Noise, Water Analysis	7.0

4	EHS	Disinfection	1.5
5	EHS	Health Check Up	3.5

b) Operation Phase (with Break-up):

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	Water Environment	Rain Water Harvesting	20.00	11.00
2	Water Environment	STP	50.00	7.50
3	Solid Waste	OWC	8.0	2.0
4	Energy Saving	Solar energy system	25.00	1.00
5	Land Environment	landscaping	5.00	1.5

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 no. of entry/exit from 12.00 & 20.00 m wide DP Road.
Parking details:	**Number and area of basement:**	Nil
	Number and area of podia:	Nil
	Total Parking area:	3675.00sq.m.
	Area per car:	As per DCR
	Area per car:	As per DCR
	Number of 2-Wheelers as approved by competent authority:	Required:718, provided=718
	Number of 4-Wheelers as approved by competent authority:	Required = 387, Provided = 389
	Public Transport:	Nil
	Width of all Internal roads (m):	6 to 7.5 m
	CRZ/ RRZ clearance obtain, if any:	Not within the 10 km

	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	Tugareshwar National Park =2.26 Km
	Category as per schedule of EIA Notification sheet	Category B. Schedule 8(a)
	Court cases pending if any	Nil
	Other Relevant Informations	-
	Have you previously submitted Application online on MOEF Website.	Yes
	Date of online submission	23-08-2016

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. Enviro analysts & engineers pvt. Ltd.

PP informed that, the portion of the plot is proposed to develop with FSI Area (available as per DCR) of 26,921.36Sq.m., and Non FSI area is 19,956.33Sq.m. Total construction area for this portion of the plot is 46,877.69 sq.mt. PP further informed that, construction of 20% of the FSI =4490.76 sq.m.(to be developed by developer's/owners) has to be handed over to MHADA. MHADA tenements are accommodated in 3 wings, Wing A up to 3rd floors, Wing G up to 8th Floors & Bldg. No.3 Wing H- 7 floors.

PP stated that, the total plot area of the project is 34000.00Sq. mt. having total construction area 46877.69Sq. mt. (FSI - 26921.36Sq. mt.+ NON FSI- 19956.33Sq. mt.) And the building configuration is as follow-

<table>
<tr><td>Building Configuration & Height</td><td colspan="4">Bldg. 1- Wing A -ST+3rd (P) MHADA +3rd (P) -11th Floors- 36.10 m
Bldg. 1-Wing B,C,D,E-ST+14 Floors-44.80 m
Bldg. 2-Wing F-ST+14 Floors-44.80m
Bldg. 2-Wing G-ST+8 (P)-MHADA +14th Floors-44.80m
Bldg. 3- MHADA Wing H-ST+7 (P)Floors-24.65m
MHADA flats (124 Nos.) to be accommodated in
<table>
<tr><td>Wings</td><td>1RK</td><td>1BHK</td><td>2 BHK</td></tr>
<tr><td>Wing A</td><td>-</td><td>11</td><td>10</td></tr>
<tr><td>Wing G</td><td>-</td><td>62</td><td>-</td></tr>
<tr><td>Wing H</td><td>1</td><td>39</td><td>1</td></tr>
</table>
</td></tr>
</table>

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, form 1, 1A, presentation & plans submitted are taken on the record.

DECISION OF SEAC

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

Specific Conditions by SEAC:

1) PP to explore the possibility regarding no site filling.
2) Committee noted that, there is no existing sewer line; no storm water drains PP to submit the timeframe of concern authority to complete the work of the same. PP to submit storm water drain design &calculation,
3) PP to provide puzzle parking instead of Stilt stack parking.
4) 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

FINAL RECOMMENDATION

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

Agenda of 86th (Day-2) SEAC-2 State Expert Appraisal Committee (SEAC-2)

SEAC Meeting number: 86 **Meeting Date** January 29, 2019

Subject: Environment Clearance for Proposed Hotel Building in 'TREES' – Residential cum Commercial Development project on the Plot Bearing CTS No. 51/B (Old CTS No. 51(Part), 52, 52/1 to 17) of village Vikhroli, Vikhroli, Mumbai

Is a Violation Case: No

1.Name of Project	Proposed Hotel Building in 'TREES' – Residential cum Commercial Development project on the Plot Bearing CTS No. 51/B (Old CTS No. 51(Part), 52, 52/1 to 17) of village Vikhroli, Vikhroli, Mumbai
2.Type of institution	Private
3.Name of Project Proponent	Godrej High-rises Properties Pvt. Ltd. C.A. to Godrej Properties Ltd.
4.Name of Consultant	Aditya Environmental Services Pvt. Ltd.
5.Type of project	Hotel Building (part of Residential cum Commercial Development)
6.New project/expansion in existing project/modernization/diversification in existing project	New Project (release of further / amended Environmental Clearance)
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	Release of further Environmental Clearance for proposed Hotel building in proposed Residential cum Commercial Development
8.Location of the project	Plot Bearing CTS No. 51/B (Old CTS No. 51(Part), 52, 52/1 to 17) of village Vikhroli, Vikhroli, Mumbai
9.Taluka	Kurla
10.Village	Vikhroli
Correspondence Name:	Mr. Mayank Poddar
Room Number:	-
Floor:	5th Floor
Building Name:	Godrej One
Road/Street Name:	Eastern Express Highway
Locality:	Pirojshanagar, Vikhroli
City:	Mumbai
11.Area of the project	Municipal Corporation of Greater Mumbai
12.IOD/IOA/Concession/Plan Approval Number	CHE/ES/2804/S/337(New)
	IOD/IOA/Concession/Plan Approval Number: CHE/ES/2804/S/337(New)
	Approved Built-up Area: 36147.53
13.Note on the initiated work (If applicable)	As per Environmental Clearance dated 23.02.2016
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	CHE/ES/2804/S/337(New)
15.Total Plot Area (sq. m.)	1,38,402.00 sq. m.
16.Deductions	35,201.01 sq. m.
17.Net Plot area	1,03,200.99 sq. m.
18 (a).Proposed Built-up Area (FSI & Non-FSI)	**a) FSI area (sq. m.):** 17,970.30 sq. m. (for Hotel Building)
	b) Non FSI area (sq. m.): 18,177.23 sq. m. (for Hotel Building)
	c) Total BUA area (sq. m.): 36147.53
18 (b).Approved Built up area as per DCR	**Approved FSI area (sq. m.):** 2,19,281.3 sq. m.
	Approved Non FSI area (sq. m.): 1,85,993.7 sq. m.
	Date of Approval: 29-06-2018
19.Total ground coverage (m2)	58,128.84 sq. m. (of entire project)
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	42%
21.Estimated cost of the project	0

22.Number of buildings & its configuration

Serial number	Building Name & number	Number of floors	Height of the building (Mtrs)
1	Hotel Building	2 Levels Basement + Ground Floor + 12 Upper Floors	59.82

23.Number of tenants and shops	282 guest rooms
24.Number of expected residents / users	1030 (Guests + Staff)
25.Tenant density per hectare	84
26.Height of the building(s)	
27.Right of way (Width of the road from the nearest fire station to the proposed building(s)	27.45 m
28.Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	Minimum 9 m
29.Existing structure (s) if any	1. Commercial building 'Godrej One' 2. Exisitng Building to be retained as temporary structure 3. Existing Restaurant Building
30.Details of the demolition with disposal (If applicable)	Not Applicable

31.Production Details

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

32.Total Water Requirement

Dry season:	**Source of water**	Municipal Corporation of Greater Mumbai (MCGM) for fresh water and STP treated water
	Fresh water (CMD):	220
	Recycled water - Flushing (CMD):	32
	Recycled water - Gardening (CMD):	6
	Swimming pool make up (Cum):	45
	Total Water Requirement (CMD) :	303
	Fire fighting - Underground water tank(CMD):	2 UG Fire tanks-175 cum each (for entire project)
	Fire fighting - Overhead water tank(CMD):	50 cum
	Excess treated water	129 cmd (to be used for flushing and gardening purpose in other phases of entire project)
Wet season:	**Source of water**	Municipal Corporation of Greater Mumbai (MCGM) for fresh water and STP treated water
	Fresh water (CMD):	220
	Recycled water - Flushing (CMD):	32
	Recycled water - Gardening (CMD):	0
	Swimming pool make up (Cum):	45
	Total Water Requirement (CMD) :	297
	Fire fighting - Underground water tank(CMD):	2 UG Fire tanks-175 cum each (for entire project)
	Fire fighting - Overhead water tank(CMD):	50 cum
	Excess treated water	129 cmd (to be used for flushing and gardening purpose in other phases of entire project)
Details of Swimming pool (If any)	Proposed capacity of swimming pool is approximately 750 cum.	

33.Details of Total water consumed

Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
Water Requirement	**Existing**	**Proposed**	**Total**	**Existing**	**Proposed**	**Total**	**Existing**	**Proposed**	**Total**
Domestic	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

34.Rain Water Harvesting (RWH)	**Level of the Ground water table:**	3 m
	Size and no of RWH tank(s) and Quantity:	2 nos. of rainwater harvesting tanks with total capacity of 150 cum each (for entire project)
	Location of the RWH tank(s):	Underground
	Quantity of recharge pits:	Nil
	Size of recharge pits :	Not Applicable
	Budgetary allocation (Capital cost) :	Rs. 2 crores (for entire project)
	Budgetary allocation (O & M cost) :	Rs. 9 lakhs (for entire project)
	Details of UGT tanks if any :	6 nos. of rainwater harvesting tanks with total capacity of 300 cum (for entire project)
35.Storm water drainage	**Natural water drainage pattern:**	Natural drainage pattern will be maintained.
	Quantity of storm water:	122 cmd
	Size of SWD:	1.2 m deep X 1.0 m wide
Sewage and Waste water	**Sewage generation in KLD:**	197 KLD
	STP technology:	MBBR
	Capacity of STP (CMD):	200 cmd
	Location & area of the STP:	Upper Basement
	Budgetary allocation (Capital cost):	Rs. 45 Lakhs
	Budgetary allocation (O & M cost):	Rs. 5 Lakhs/year
36.Solid waste Management		
Waste generation in the Pre Construction and Construction phase:	**Waste generation:**	Broken bricks, tiles, wooden pieces, empty cement bags, packaging materials, insulating plastic, metal pieces etc.
	Disposal of the construction waste debris:	The solid waste generated during construction will be properly segregated and sent to authorized recycler.
Waste generation in the operation Phase:	**Dry waste:**	371 kg/day
	Wet waste:	247 kg/day
	Hazardous waste:	Waste / Spent Oil from DG Set
	Biomedical waste (If applicable):	Not Applicable
	STP Sludge (Dry sludge):	0.2 kg/day
	Others if any:	-

Mode of Disposal of waste:	**Dry waste:**	Segregation and sale of recyclable dry waste and inert dry waste will be sent to approved landfill site
	Wet waste:	Organic Waste Composter (OWC)
	Hazardous waste:	Used oil from DG sets to be sold to authorized oil waste recycler
	Biomedical waste (If applicable):	Not Applicable
	STP Sludge (Dry sludge):	To be used for landscaping after appropriate treatment
	Others if any:	Not Applicable
Area requirement:	**Location(s):**	Ground Level
	Area for the storage of waste & other material:	5500 sq. m. (including machinery) for entire project
	Area for machinery:	Not Applicable
Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	Rs. 38.58 Lakhs
	O & M cost:	Rs. 1.5 Lakhs/annum

37.Effluent Charecterestics

Serial Number	Parameters	Unit	Inlet Effluent Charecterestics	Outlet Effluent Charecterestics	Effluent discharge standards (MPCB)
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Amount of effluent generation (CMD):		Not applicable			
Capacity of the ETP:		Not applicable			
Amount of treated effluent recycled :		Not applicable			
Amount of water send to the CETP:		Not applicable			
Membership of CETP (if require):		Not applicable			
Note on ETP technology to be used		Not applicable			
Disposal of the ETP sludge		Not applicable			

38.Hazardous Waste Details

Serial Number	Description	Cat	UOM	Existing	Proposed	Total	Method of Disposal
1	Used / spent oil	5.1	KL/ Annum	Nil	As & when generated	As & when generated	To be sold to authorized oil waste recyclers

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 (2 X 1500 kVA)	HSD	2	As per CPCB norms	As per CPCB norms	As per CPCB norms

40.Details of Fuel to be used

Serial Number	Type of Fuel	Existing	Proposed	Total
1	HSD	Not applicable	As per requirement	As per requirement

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

43.Green Belt Development	**Total RG area :**	2453 sq. m. (plantation done on 1200 sq. m.)
	No of trees to be cut :	95 (for entire project)
	Number of trees to be planted :	70 (for Hotel Building)
	List of proposed native trees :	As per landscape plan
	Timeline for completion of plantation :	Till operation 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	As per landscape plan	As per landscape plan	As per landscape plan	As per landscape plan
45.Total quantity of plants on ground				

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

Serial Number	Name	C/C Distance	Area m2
1	Not Applicable	Not Applicable	Not Applicable

47.Energy

Power requirement:	**Source of power supply :**	Tata / Reliance
	During Construction Phase: (Demand Load)	50 kW
	DG set as Power back-up during construction phase	DG Set (2 X 1500 kVA)
	During Operation phase (Connected load):	15 MW
	During Operation phase (Demand load):	4878.75 kW
	Transformer:	2 nos. of transformers
	DG set as Power back-up during operation phase:	2 Nos. of DG sets of capacity 1500 kVA each (i.e. total capacity 3000 kVA)
	Fuel used:	HSD
	Details of high tension line passing through the plot if any:	Not Applicable

48.Energy saving by non-conventional method:

Energy savings measures:
• Use BEE 5-star rated electrical equipments in common areas
• Use high efficiency (at least 75%) motors and pumps
• Energy savings gearless energy efficient elevators
• Mandate or provide energy efficient fixtures for interior fit-out
• Energy efficient LED lighting for common areas
• Designing ECBC compliant & energy efficient electrical infrastructure

49.Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
1	LED / T5 Based External lighting with timer controlled Operation	30%
2	Pumps and Motors with Premium Efficiency of at least 75%	33.33%
3	Energy Efficient Lifts	20%
4	LED light for Passage area, Lift Lobby and T5 and CFL Light with Operated amount of light at different levels viz. Parking area, Refuge area, Staircases, and Terrace	35%
5	Solar Hot water (25% hot water demand to be catered by SWH Advanced BEE 5 Star Rated Geysers)	25%

50.Details of pollution control Systems

Source	Existing pollution control system	Proposed to be installed
Waste water	Not applicable	STP of capacity 200 cmd
Municipal solid waste	Not applicable	Organic Waste Composter (OWC) for on-site treatment of wet waste

Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	For STP : Rs. 45 Lakhs, For OWC : Rs. 38.58 Lakhs
	O & M cost:	For STP : Rs. 5 Lakhs/annum, For OWC : Rs. 1.5 Lakhs/annum

51.Environmental Management plan Budgetary Allocation

a) Construction phase (with Break-up):

Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)
1	Provision of safety and sanitation facilities for labours	Provision of safety equipment, potable drinking water, clean toilets etc.	29.35

b) Operation Phase (with Break-up):

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	Sewage Treatment Plant (STP)	Capacity of 200 cmd	45	5
2	Solid waste management	OWC for on-site wet waste treatment	38.58	1.5
3	Rainwater harvesting	RWH tanks	200 (for entire project)	9 (for entire project)
4	Landscape	-	2000 (for entire project)	7 (for entire project)

5	Energy saving measures	Use of energy efficient equipments, solar water heating system etc.	500 (for entire project)	25 (for entire project)
6	Monitoring of environmental parameters	-	1 (for entire project)	23.7 (for entire project)
7	Environmental monitoring cell	-	100 (for entire project)	10 (for entire project)

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:	Eastern Express Highway is directly connected to the proposed site. There will not be any direct impact on the junction due to the traffic generated from this proposal due to existence of service road.
Parking details:	**Number and area of basement:**	2 basements
	Number and area of podia:	Not Applicable
	Total Parking area:	1,13,945.60 sq. m. (for entire project)
	Area per car:	26.01 sq. m.
	Area per car:	26.01 sq. m.
	Number of 2-Wheelers as approved by competent authority:	0
	Number of 4-Wheelers as approved by competent authority:	4381 (for entire project)
	Public Transport:	Not Applicable
	Width of all Internal roads (m):	9 m
	CRZ/ RRZ clearance obtain, if any:	Not Applicable

	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	Sanjay Gandhi National Park at approximate distance of 5 km on Eastern side
	Category as per schedule of EIA Notification sheet	8(b) Category B1
	Court cases pending if any	No. Not applicable
	Other Relevant Informations	The project was appraised by SEAC-2 for entire layout and recommended to SEIAA. SEIAA granted EC for the project, however the EC was released vide letter dt. 23.02.2016 for area of 95,238.30 sq. m. for which IOD was obtained. Subsequently, amended EC was obtained vide letter dt. 02.02.2017 for area of 1,06,432.55 sq. m. Now the proposal is for release of further / amended EC for proposed Hotel Building in the project having total built-up area of 36,147.53 sq. m.
	Have you previously submitted Application online on MOEF Website.	Yes
	Date of online submission	26-12-2016

SEAC DISCUSSION ON ENVIRONMENTAL ASPECTS

Environmental Impacts of the project	-
Water Budget	-
Waste Water Treatment	-
Drainage pattern of the project	-
Ground water parameters	-
Solid Waste Management	-
Air Quality & Noise Level issues	-
Energy Management	-
Traffic circulation system and risk assessment	-
Landscape Plan	-
Disaster management system and risk assessment	-
Socioeconomic impact assessment	-
Environmental Management Plan	-
Any other issues related to environmental sustainability	-

Brief information of the project by SEAC

PP was absent during the meeting but letter dated 28th January, 2019 submitted by Environment Consultant was taken on record. As per letter it is noted that, the proposal was appraised by SEAC-2 for entire layout for total built up area 4,25,275 Sq.mt & recommended to SEIAA in its 40th meeting held on 17-18th November, 2015. Further, SEIAA issued ECs vide letter dated 23/2/2016, 2/2/2017 & 19/7/2017 for total built up area 2,62,504.47 Sq.mt. Now PP requested to issue EC for proposed Hotel Building having total built up area 36,147.53Sq.mt from remaining built up area which was earlier recommended by then SEAC-2. Considering this, Committee decided to transfer the said proposal to SEIAA for further needful.

DECISION OF SEAC

Committee decided to transfer the said proposal to SEIAA for further needful.

Specific Conditions by SEAC:

FINAL RECOMMENDATION

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

Agenda of 86th (Day-2) SEAC-2 State Expert Appraisal Committee (SEAC-2)

SEAC Meeting number: 86 **Meeting Date** January 29, 2019

Subject: Environment Clearance for 'JAIBHARAT KANDIVALI SRA CHS.LTD. & SAI DARSHAN SRA SAHAKARI GRUHNIRMAN SANSTHA MARYADIT'- Expansion of Proposed Residential & Commercial Project on Plot bearing No.CTS 471-A (Pt.), Lalji Pada New Link Road, Kandivali (W) Mumbai - 400067, by M/s. Raj Arcades Homes Pvt. Ltd.

Is a Violation Case: No

1.Name of Project	'JAIBHARAT KANDIVALI SRA CHS.LTD. & SAI DARSHAN SRA SAHAKARI GRUHNIRMAN SANSTHA MARYADIT'- Expansion of Proposed Residential & Commercial Project
2.Type of institution	Private
3.Name of Project Proponent	Mr. Rajesh Savla M/s. Raj Arcades Homes Pvt. Ltd.,C/101,Ratnakar, Opp. Ekta Bhoomi classic, Mahavir Nagar, Kandivali (W), Mumbai-400 067
4.Name of Consultant	Mr. H.K. Desai Enviro Analysts & Engineers Pvt. Ltd.,B-1003, Enviro House Western Edge II, Behind Metro Mall Western Express Highway Borivali (E), Mumbai-400066
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	EC received dated 01-02-2016 (SEAC-2013/CR-259/TC-1) , Total BUA= 31844.05 sq.m.
8.Location of the project	Plot bearing CTS No. 471-A (Pt.) of village -Kandivali, Lalji Pada New Link Road, Kandivali (W) Mumbai -400067
9.Taluka	borivali
10.Village	kandivali
Correspondence Name:	Mr. Rajesh Savla ,M/s. Raj Arcades Homes Pvt. Ltd
Room Number:	C/101
Floor:	1st Floor
Building Name:	Ratnakar, Opp. Ekta Bhoomi classic,
Road/Street Name:	-
Locality:	Mahavir Nagar, Kandivali (W), Mumbai-400 067
City:	Kandivali
11.Area of the project	Municipal Corporation of Greater Mumbai (MCGM)
12.IOD/IOA/Concession/Plan Approval Number	SRA/ENG/3124/RS/STGL/AP dated 5th May, 2017
	IOD/IOA/Concession/Plan Approval Number: SRA/ENG/3124/RS/STGL/AP dated 5th May, 2017
	Approved Built-up Area: 47455.01
13.Note on the initiated work (If applicable)	Constructed FSI area = 10045.76sq.m., Constructed Non FSI area = 13169.95 sq.m. ,Total constructed BUA= 23215.71 sq.m.
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	Revised SRA LOI Granted dated: 02-02-2017 Under No.: SRA/ENG/1030/RS/STGL/LOI
15.Total Plot Area (sq. m.)	5885.00 sq.m.
16.Deductions	656.50 sq.m.
17.Net Plot area	5228.50 sq.m.
18 (a).Proposed Built-up Area (FSI & Non-FSI)	**a) FSI area (sq. m.):** Sale = 14027.35sq.m., Rehab = 9512.65sq.m., total = 23540.00sq.m, Fungible FSI area for Sale = 4873.92 sq.m., Rehab = 2135.18 sq.m., Total = 7009.10 sq.m. Total Sale = 18901.27 sq.m., Total Rehab = 11647.83 sq.m., Total = 30549.10 sq.m.
	b) Non FSI area (sq. m.): Sale = 10472.59 sq.m., Rehab = 6399.76 sq.m., total = 16872.35sq.m.
	c) Total BUA area (sq. m.): 47421.45
18 (b).Approved Built up area as per DCR	**Approved FSI area (sq. m.):** 30219.72
	Approved Non FSI area (sq. m.): 17235.29
	Date of Approval: 05-05-2017
19.Total ground coverage (m2)	2236.90

20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	42.78 %
21.Estimated cost of the project	1394700000

22.Number of buildings & its configuration

Serial number	Building Name & number	Number of floors	Height of the building (Mtrs)
1	Rehab Bldg.-Wing A	Ground + 23 (pt) Floors	69.95
2	Rehab Bldg.-Wing B	Ground + 23 (pt) Floors	69.95
3	Sale Bldg.-Wing A	Ground (Pt.) + Stilt(pt.)+1-23 Floors	69.90
4	Sale Bldg.-Wing B	Ground (Pt.) + Stilt(pt.)+1-23 Floors	69.90
5	Sale Bldg.-Wing C	Ground (Pt.) + Stilt(pt.)+1-23 Floors	69.90
6	Sale Bldg.-Wing D	Stilt(pt.)+1-23 Floors	69.90
7	Parking Tower	-	69.90

23.Number of tenants and shops	Sale Tenements=333 Nos. Sale Shops = 3 (2 in Sale Wing & 1 in Rehab Wing); Rehab Tenements =329Nos. Rehab Res.+ Comm.=12Nos. Rehab shops= 38Nos. Balwadi, welfare & society office, Amenity Structure 12(give separately) Balwadi=4, Welfare Centre = 4, Society Office=3, Temple =1
24.Number of expected residents / users	Rehab = 1934, Sale = 1671, Total = 3605
25.Tenant density per hectare	1118 Nos./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 Existing New Link road and 6.0 m wide existing 63 K road
28.Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	6.0 m
29.Existing structure (s) if any	construction of the buildings started as per the EC received dated 01-02-2016.Rehab A Wing – Gr. + 12 Floors, Rehab B Wing – Gr. + 12 Floors, Sale A Wing – Stilt + 12 Floors , Sale B Wing – Stilt + 12 Floors , Sale C Wing – Stilt + 12 Floors , Sale D Wing – Stilt + 12 Floors
30.Details of the demolition with disposal (If applicable)	Waste generated during demolition of slum units was disposed as per debris management plan.

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/ Recycled water
	Fresh water (CMD):	Rehab +Sale =Total, 157+ 156=313
	Recycled water - Flushing (CMD):	80 + 75=155
	Recycled water - Gardening (CMD):	1+2=3
	Swimming pool make up (Cum):	6 cum
	Total Water Requirement (CMD) :	Rehab =238,Sale =233, total = 471
	Fire fighting - Underground water tank(CMD):	Rehab:200 cum, Sale :200 cum,
	Fire fighting - Overhead water tank(CMD):	Rehab : 2 nos. of 30cum, Sale : 4 nos. of 30 cum
	Excess treated water	Rehab = 104,Sale = 98, Total =202
Wet season:	**Source of water**	MCGM/RWH Tank/Recycled water
	Fresh water (CMD):	Rehab +Sale =Total,157+ 156=313
	Recycled water - Flushing (CMD):	80 + 75=155
	Recycled water - Gardening (CMD):	0
	Swimming pool make up (Cum):	6 cum
	Total Water Requirement (CMD) :	Rehab =237,Sale =231, total = 468
	Fire fighting - Underground water tank(CMD):	Rehab:200 cum, Sale :200 cum,
	Fire fighting - Overhead water tank(CMD):	Rehab : 2 nos. of 30cum, Sale : 4 nos. of 30 cum
	Excess treated water	Rehab = 105,Sale = 100, Total =205
Details of Swimming pool (If any)	swimming pool is provided for sale building.	

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 m.
	Size and no of RWH tank(s) and Quantity:	Rehab: 49cum Sale: 66 cum(2 days capacity)
	Location of the RWH tank(s):	under ground level
	Quantity of recharge pits:	NA
	Size of recharge pits :	NA
	Budgetary allocation (Capital cost) :	Rs. 6.0 Lakhs
	Budgetary allocation (O & M cost) :	Rs. 0.3Lakhs
	Details of UGT tanks if any :	Rehab Bldg. (domestic = 158 Flushing = 82) Sale Bldg. (Domestic = 156, flushing =78) Fire Tanks = (Rehab = 200, Sale = 200) RWH Tanks = (Rehab = 24, Sale = 33)
35.Storm water drainage	**Natural water drainage pattern:**	North to South
	Quantity of storm water:	0.05 cum / sec.(Actual discharge) • 0.25 cum/sec.(Design Capacity)
	Size of SWD:	0.40 x 0.30 mt.
Sewage and Waste water	**Sewage generation in KLD:**	399 KLD (Rehab :205 KLD: Sale:194 KLD)
	STP technology:	MBBR Technology
	Capacity of STP (CMD):	475KLD (Rehab:245 KLD, Sale: 230KLD)
	Location & area of the STP:	ground level
	Budgetary allocation (Capital cost):	Rs. 48Lakhs
	Budgetary allocation (O & M cost):	Rs. 7Lakhs
36.Solid waste Management		
Waste generation in the Pre Construction and Construction phase:	**Waste generation:**	Debris has been disposed off by covered trucks to the authorized sites with the permission of MCGM.
	Disposal of the construction waste debris:	Debris will be used for backfilling and counterweight of raft, road works, etc. Brickbats will be used for waterproofing. Reinforcement will be sent for reuse Nominal surplus construction debris shall be disposed of by covered trucks to the authorized sites with the permission of MCGM.
Waste generation in the operation Phase:	**Dry waste:**	379 + 334=713kg/day (Rehab + Sale)
	Wet waste:	514+ 501 =1015kg/day (Rehab + Sale)
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	25Kg/day
	Others if any:	nil

Mode of Disposal of waste:	**Dry waste:**	Will be managed through recyclers.
	Wet waste:	Biodegradable waste will be processed in OWC and manure so obtained will be used for landscaping and replacement for dry manure in OWC.
	Hazardous waste:	Nil
	Biomedical waste (If applicable):	Nil
	STP Sludge (Dry sludge):	Used as a manure
	Others if any:	nil
Area requirement:	**Location(s):**	at ground level
	Area for the storage of waste & other material:	41sq.m. Rehab and 40sq.m. for Sale.
	Area for machinery:	12 sq.m.for each
Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	Rs. 24.0 Lakhs
	O & M cost:	Rs. 5.0Lakhs

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 :**	594.26sq.m.(8%)
	No of trees to be cut :	nil
	Number of trees to be planted :	60 Nos.
	List of proposed native trees :	as 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	Mimusops elengii	Bakul	10	Flowering
2	Saraca indica	Sita asoka	17	evergreen tree
3	Plumeria alba	champa	8	flowering
4	Michelia champaca	Son champa	14	flowering
5	Erythrina indica	Pangara	11	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	not applicable	not applicable	not applicable

47.Energy

Power requirement:	**Source of power supply :**	Reliance Energy
	During Construction Phase: (Demand Load)	100 KW
	DG set as Power back-up during construction phase	100 KVA
	During Operation phase (Connected load):	Rehab = 1860 Kw, Sale =2349 Kw
	During Operation phase (Demand load):	Rehab = 1179 Kw, Sale = 1426 Kw
	Transformer:	NA
	DG set as Power back-up during operation phase:	Rehab = 1 X 250 KVA, Sale = 1 X 250 KVA
	Fuel used:	HSD
	Details of high tension line passing through the plot if any:	NIL

48.Energy saving by non-conventional method:

1. common area lighting on solar
2.T5, T8 lights
3. LED Lights
4. Lift- VFD & regenerative type
5. Solar hot water system

49.Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
1	as above	Rehab = 8%, Sale = 7%

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. 61.0 Lakhs
	O & M cost:	Rs. 3.0Lakhs

51.Environmental Management plan Budgetary Allocation

a) Construction phase (with Break-up):

Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)
1	Air Environment	dust suppression	2.5
2	Land Environment	site sanitation	2.0
3	Environmental Monitoring	For Air, Noise, Water Analysis	15.0
4	EHS	Disinfection	1.75
5	EHS	Health Check Up	3.6

b) Operation Phase (with Break-up):

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	water environment	Rain Water Harvesting	6	0.3
2	land environment	solid waste managment	24	5.0
3	water environment	STP	48	7
4	Energy Saving	Solar Energy System	61	3
5	Land Environment	Landscaping	10	0.50

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:	Site is abutting to 36.60 m wide New Link Road and 6.00 m wide existing 63k road.
Parking details:	**Number and area of basement:**	nil
	Number and area of podia:	nil
	Total Parking area:	4763.76 SQ.M.
	Area per car:	29.77 sq.m.
	Area per car:	29.77 sq.m.
	Number of 2-Wheelers as approved by competent authority:	25Nos.
	Number of 4-Wheelers as approved by competent authority:	160Nos.
	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	Sanjay Gandhi National Park = 4.60 km
	Category as per schedule of EIA Notification sheet	Schedule 8a, Category B
	Court cases pending if any	Nil
	Other Relevant Informations	this project is an Expansion project. Previously grant EC dated 01-02-2016 (SEAC-2013/CR-259/TC-1)
	Have you previously submitted Application online on MOEF Website.	Yes
	Date of online submission	08-05-2017

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

DECISION OF SEAC

PP was absent; hence the project is deferred.

Specific Conditions by SEAC:

FINAL RECOMMENDATION

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

Agenda of 86th (Day-2) SEAC-2 State Expert Appraisal Committee (SEAC-2)

SEAC Meeting number: 86 **Meeting Date** January 29, 2019

Subject: Environment Clearance for Proposed construction of star rated hotel project with MLCP by Chalet Hotel Ltd.

Is a Violation Case: No

1.Name of Project	Proposed construction of star rated hotel project with MLCP in Plot No. 3(Pt), TTC Industrial Area, MIDC, Airoli, Navi Mumbai, Maharashtra
2.Type of institution	Private
3.Name of Project Proponent	Mr. Amit Mehrotra, Chalet Hotels Ltd. (Address: Plot No. C-30, Block 'G', Next to Bank of Baroda, Bandra-Kurla Complex, Bandra (East), Mumbai , Contact No.: 022-26565391 , e-mail: amehrotra@kraheja.com)
4.Name of Consultant	Aditya Environmental Services Pvt. Ltd. (Address: 107, Hiren Light Industrial Estate, Mogul Lane, Mahim, Mumbai - 400016 , Contact No.: 022-42127500, 42127505 , e-mail: adityaenviro@vsnl.com)
5.Type of project	Hotel project with MLCP
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 as this is a new project
8.Location of the project	Plot No. 3(pt), TTC Industrial Area, MIDC, Airoli, Navi Mumbai
9.Taluka	Navi Mumbai
10.Village	Airoli
Correspondence Name:	Mr. Surendra Prabhu
Room Number:	NA
Floor:	4th Floor
Building Name:	Raheja Tower
Road/Street Name:	C-30, 'G' Block, Bandra-Kurla Complex
Locality:	Bandra (East)
City:	Mumbai
11.Area of the project	MIDC
12.IOD/IOA/Concession/Plan Approval Number	Plan Approval No.: Applied to MIDC dated: 15/09/2017
	IOD/IOA/Concession/Plan Approval Number: Plan Approval No.: Applied to MIDC dated: 15/09/2017
	Approved Built-up Area: 31400
13.Note on the initiated work (If applicable)	No work initiated at site.
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	Not Applicable
15.Total Plot Area (sq. m.)	7106.00 sq. m.
16.Deductions	0.00 sq. m.
17.Net Plot area	7106.00 sq. m.
18 (a).Proposed Built-up Area (FSI & Non-FSI)	**a) FSI area (sq. m.):** 15363.00 sq. m.
	b) Non FSI area (sq. m.): 5012.00 sq. m. + 11025.00 sq. m. = 16037.00 sq. m.
	c) Total BUA area (sq. m.): 31400.00
18 (b).Approved Built up area as per DCR	**Approved FSI area (sq. m.):** 15363.00
	Approved Non FSI area (sq. m.): 16037.00
	Date of Approval: 15-09-2017
19.Total ground coverage (m2)	3373.62
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	48%
21.Estimated cost of the project	1800000000

22.Number of buildings & its configuration

Serial number	Building Name & number	Number of floors	Height of the building (Mtrs)
1	Hotel building	Basement + Ground + Service Floor + 17 upper floors	69.75
2	MLCP	Basement + Ground + 6 upper floors	24.30

23.Number of tenants and shops	No. of rooms: 260 Keys 288 (Guest room Bays)
24.Number of expected residents / users	1448
25.Tenant density per hectare	Not Applicable
26.Height of the building(s)	
27.Right of way (Width of the road from the nearest fire station to the proposed building(s)	The plot is abutting to existing 45 m wide Thane Belapur Road.
28.Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	Min. 9 m
29.Existing structure (s) if any	Nil
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**	MIDC & Treated water from STP
	Fresh water (CMD):	104.25
	Recycled water - Flushing (CMD):	45.33
	Recycled water - Gardening (CMD):	5
	Swimming pool make up (Cum):	11
	Total Water Requirement (CMD) :	248
	Fire fighting - Underground water tank(CMD):	0.5
	Fire fighting - Overhead water tank(CMD):	0.5
	Excess treated water	73
Wet season:	**Source of water**	MIDC & Treated water from STP
	Fresh water (CMD):	104.25
	Recycled water - Flushing (CMD):	45.33
	Recycled water - Gardening (CMD):	0
	Swimming pool make up (Cum):	11
	Total Water Requirement (CMD) :	243
	Fire fighting - Underground water tank(CMD):	0.5
	Fire fighting - Overhead water tank(CMD):	0.5
	Excess treated water	78
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	248	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:**	3 m
	Size and no of RWH tank(s) and Quantity:	1 no. of RWH tank of total capacity 240 cum.
	Location of the RWH tank(s):	Underground
	Quantity of recharge pits:	6 no. of recharge pits for hotel and MLCP each
	Size of recharge pits :	2 m X 2 m X 2.5 m
	Budgetary allocation (Capital cost) :	Rs. 35 Lakhs
	Budgetary allocation (O & M cost) :	Rs. 3 Lakhs/year
	Details of UGT tanks if any :	Fire underground tank: 200 cmd Firefighting overhead tank: 40 cmd (20 cmd for Hotel and 20 cmd for MLCP)
35.Storm water drainage	**Natural water drainage pattern:**	The natural drain will be maintained at site.
	Quantity of storm water:	1.72 m3/sec
	Size of SWD:	0.6 m X 0.6 m wide
Sewage and Waste water	**Sewage generation in KLD:**	132 cmd
	STP technology:	SBR Technology
	Capacity of STP (CMD):	140 cmd
	Location & area of the STP:	Below ground (Basement 1) , Area: 180 sq. m.
	Budgetary allocation (Capital cost):	Rs. 80 Lakhs
	Budgetary allocation (O & M cost):	Rs. 12 Lakhs/annum
36.Solid waste Management		
Waste generation in the Pre Construction and Construction phase:	**Waste generation:**	100 kg/day
	Disposal of the construction waste debris:	Quantity of the top soil to be preserved. Top soil will be used for landscaping purpose. Disposal of the construction way debris: Generated waste will be disposed through authorized vendors.
Waste generation in the operation Phase:	**Dry waste:**	109 kg/day
	Wet waste:	253 kg/day
	Hazardous waste:	Not Applicable
	Biomedical waste (If applicable):	Not Applicable
	STP Sludge (Dry sludge):	28 kg/day
	Others if any:	Not Applicable

Mode of Disposal of waste:	**Dry waste:**	Dry garbage will be handed over to authorized recyclers.
	Wet waste:	Will be treated in OWC
	Hazardous waste:	Not Applicable
	Biomedical waste (If applicable):	Not Applicable
	STP Sludge (Dry sludge):	Will be dried and used as manure
	Others if any:	Not Applicable
Area requirement:	**Location(s):**	Ground level
	Area for the storage of waste & other material:	Included in machinery area
	Area for machinery:	70 sq. m.
Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	Rs. 12 Lakhs
	O & M cost:	Rs. 3 Lakhs/annum

37.Effluent Charecterestics

Serial Number	Parameters	Unit	Inlet Effluent Charecterestics	Outlet Effluent Charecterestics	Effluent discharge standards (MPCB)
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Amount of effluent generation (CMD):		Not applicable			
Capacity of the ETP:		Not applicable			
Amount of treated effluent recycled :		Not applicable			
Amount of water send to the CETP:		Not applicable			
Membership of CETP (if require):		Not applicable			
Note on ETP technology to be used		Not applicable			
Disposal of the ETP sludge		Not applicable			

38.Hazardous Waste Details

Serial Number	Description	Cat	UOM	Existing	Proposed	Total	Method of Disposal
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

39.Stacks emission Details

Serial Number	Section & units	Fuel Used with Quantity	Stack No.	Height from ground level (m)	Internal diameter (m)	Temp. of Exhaust Gases
1	2 X 1500 kVA	As per requirement	2	As per CPCB norms	As per CPCB norms	As per CPCB norms

40.Details of Fuel to be used

Serial Number	Type of Fuel	Existing	Proposed	Total
1	HSD	As per requirement	As per requirement	As per requirement
41.Source of Fuel		Not applicable		
42.Mode of Transportation of fuel to site		Not applicable		

43.Green Belt Development	**Total RG area :**	NIL sq. m
	No of trees to be cut :	5
	Number of trees to be planted :	89 nos. (Trees required @ 1 tree/ 80 sq.m.)
	List of proposed native trees :	As per landscape plan
	Timeline for completion of plantation :	Till 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	Millingtonia hortensis	Indian Cork	10	Native, aesthetic value, sweet scented flowers
2	Lagerstroemia speciosa	Tamhan	10	Native, tolerant to gaseous and dust pollution
3	Psidium guajava	Peru	10	Native, fruits use to make fresh juice, syrup, etc.
4	Calistemon lanciolatus	Bottle Palm	10	Aesthetic value
5	Azadirachta indica	Neem	10	Native, Medicinal plant
6	Bauhinia purpurea	Butterfly Tree	10	Native, aesthetic value
7	Mimusops elengi	Bakuli	10	Native, Medicinal plant, scented flowers
8	Nyctanthes arborotis	Parijatak	10	Native, Medicinal plant, aesthetic value, sweet scented 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	Nil	Nil	Nil

47.Energy

Power requirement:	**Source of power supply :**	Mindspace Serene Electricity Distribution Licensee
	During Construction Phase: (Demand Load)	50 kW
	DG set as Power back-up during construction phase	500 kVA
	During Operation phase (Connected load):	3195.77 kW
	During Operation phase (Demand load):	1653.53 kW
	Transformer:	2 X 1500 kVA
	DG set as Power back-up during operation phase:	2 X 1500 kVA
	Fuel used:	HSD
	Details of high tension line passing through the plot if any:	Not Applicable

48.Energy saving by non-conventional method:

? Use of transformers with No Load & On Load watt losses as per ECBC.
? Use of high frequency, high power factor, electronic ballasts in place of conventional copper iron ballasts in light fixtures.
? Using energy efficient light fixtures with good photometric properties
? Using LED's in external lighting ballard, in areas such as staircases, corridors & lift lobbies where lights burn on 24 hours basis.
? Using LED fixture in basement, stilts & underground parking areas.
? Putting external lighting control on time switch/ time control
? Using time switch control/ timer control for basements lighting.
? Employing solar powered lighting for part of the external lighting fixtures.
? Using high efficiency motors 'EF1'for pumps & ventilation fans.
? Capacitors shall have a long life in excess of 1,50,000 hours with low losses in the range of 0.2 Watt/kVA.
? External Lighting: 30% of the external lighting is proposed on solar. These are set of lighting which are placed at critical junctions and which would be lit round the night. Otherwise the other 70% lighting is on timer circuits to achieve the max. Saving.
? Energy conservation is based on ECBC code.

49.Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
1	Overall energy savings	>20%

50.Details of pollution control Systems

Source	Existing pollution control system	Proposed to be installed
Sewage	Not Applicable	STP - 140 KLD
Solid Waste	Not Applicable	OWC - 300 kg/day

Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	Rs. 92 Lakh for machinery
	O & M cost:	Rs. 15 Lakh/Year

51.Environmental Management plan Budgetary Allocation

a) Construction phase (with Break-up):

Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)
1	Debris management	Not Applicable	48
2	Waste management	Not Applicable	3
3	Environment protection measures	Not Applicable	5
4	Labour facilities	Not Applicable	20

b) Operation Phase (with Break-up):

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	Sewage Treatment Plant	NA	80	12
2	Solid Waste Management	NA	12	3
3	Rain Water Harvesting	NA	3	0.45
4	Landscape	NA	3	0.45
5	Energy saving features	NA	8	1.2
6	Firefighting measures	NA	30	4.5
7	Environmental Monitoring cell	NA	2	0.3

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:	The site is directly connected to Thane Belapur road.

Parking details:	**Number and area of basement:**	Not Applicable
	Number and area of podia:	Not Applicable
	Total Parking area:	11025 sq. m.
	Area per car:	39 sq. m.
	Area per car:	39 sq. m.
	Number of 2-Wheelers as approved by competent authority:	Nil
	Number of 4-Wheelers as approved by competent authority:	282 Nos.
	Public Transport:	Not Applicable
	Width of all Internal roads (m):	9 m
	CRZ/ RRZ clearance obtain, if any:	Not Applicable
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	Not Applicable
	Category as per schedule of EIA Notification sheet	8(b)
	Court cases pending if any	Not Applicable
	Other Relevant Informations	Not Applicable
	Have you previously submitted Application online on MOEF Website.	Yes
	Date of online submission	07-09-2017

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

DECISION OF SEAC

PP was absent; hence the project is deferred.

Specific Conditions by SEAC:

FINAL RECOMMENDATION

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

SEAC Meeting number: 86 **Meeting Date** January 29, 2019

Subject: Environment Clearance for "Tharwani Majestic Towers" Proposed Residential Buildings with shopline on plot bearing S.No. 4/2, 4/4, 25/6, 26/8, Plot No. 1 at village Barave, Taluka Kalyan, District Thane by M/s. Tharwani Realty

Is a Violation Case: No

1.Name of Project	"Tharwani Majestic Towers"
2.Type of institution	Private
3.Name of Project Proponent	M/s. Tharwani Realty (Through it's Proprietor Mr. Anil H Tharwani)
4.Name of Consultant	EIA Co-ordinator : Mr Sourabh S Jaiswar SGM Corporate Pvt Ltd
5.Type of project	Housing Project
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 S.No. 4/2, 4/4, 25/6, 26/8, Plot No. 1 at village Barave
9.Taluka	Kalyan
10.Village	Barave
Correspondence Name:	M/s. Tharwani Realty (Through it's Proprietor Mr. Anil H Tharwani)
Room Number:	310-313
Floor:	3rd Floor
Building Name:	Persipolis Premises CHS
Road/Street Name:	Plot No 74, Sector 17
Locality:	Vashi
City:	Navi Mumbai
11.Area of the project	Kalyan Dombivli Municipal Corporation
12.IOD/IOA/Concession/Plan Approval Number	IOD received from Kalyan Dombivali Municipal Corporation
	IOD/IOA/Concession/Plan Approval Number: KDMC/NRV/BP/KV-2016-17/09/01 05/04/2018
	Approved Built-up Area: 32044.37
13.Note on the initiated work (If applicable)	NA
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	KDMC/NRV/BP/KV-2016-17/09/01 05/04/2018
15.Total Plot Area (sq. m.)	13510
16.Deductions	5310
17.Net Plot area	7500
18 (a).Proposed Built-up Area (FSI & Non-FSI)	**a) FSI area (sq. m.):** 22498.91
	b) Non FSI area (sq. m.): 26187.88
	c) Total BUA area (sq. m.): 48686.79
18 (b).Approved Built up area as per DCR	**Approved FSI area (sq. m.):** 15914.37
	Approved Non FSI area (sq. m.): 16130.00
	Date of Approval: 05-04-2018
19.Total ground coverage (m2)	1718.42
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	25 %
21.Estimated cost of the project	1350000000

22.Number of buildings & its configuration

Serial number	Building Name & number	Number of floors	Height of the building (Mtrs)
1	Tower A	Gr + 3 Level Podium + 4th to 30th Floors	95.95
2	Tower B	Gr + 3 Level Podium + 4th to 31st Floors	98.95
3	Club House	Gr + 1st floor	8.85

23.Number of tenants and shops	Flats: 327 No's Shops: 04 No's Offices : 03 No's
24.Number of expected residents / users	Flats: 1635No's Shops: 12 No's ; Office: 38 No's Total : 1685 No's
25.Tenant density per hectare	240 Tenants/ hectar
26.Height of the building(s)	
27.Right of way (Width of the road from the nearest fire station to the proposed building(s)	30 m Wide DP road at east & 15 m wide DP road at South
28.Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	7 m
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**	KDMC / Recycled STP Water
	Fresh water (CMD):	162 KLD
	Recycled water - Flushing (CMD):	82 KLD
	Recycled water - Gardening (CMD):	6 KLD
	Swimming pool make up (Cum):	20 cum
	Total Water Requirement (CMD) :	250 KLD
	Fire fighting - Underground water tank(CMD):	200 cum
	Fire fighting - Overhead water tank(CMD):	25 cum X 4 No's
	Excess treated water	110 KLD
Wet season:	**Source of water**	KDMC / Recycled STP water / RWH water
	Fresh water (CMD):	162 KLD
	Recycled water - Flushing (CMD):	82 KLD
	Recycled water - Gardening (CMD):	NIL
	Swimming pool make up (Cum):	20 cum
	Total Water Requirement (CMD) :	244 KLD
	Fire fighting - Underground water tank(CMD):	200 cum
	Fire fighting - Overhead water tank(CMD):	25 cum X 4 No's
	Excess treated water	116 KLD
Details of Swimming pool (If any)	16M X 8M Source : Tanker Water	

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	NA	NA	NA	NA	NA	NA	NA	NA	NA

34.Rain Water Harvesting (RWH)	**Level of the Ground water table:**	6 - 8 m
	Size and no of RWH tank(s) and Quantity:	50 cum X 1 RWH Tank
	Location of the RWH tank(s):	Ground level
	Quantity of recharge pits:	NIL
	Size of recharge pits :	NIL
	Budgetary allocation (Capital cost) :	Rs. 15 lakhs
	Budgetary allocation (O & M cost) :	Rs. 1.00 Lakhs/annum
	Details of UGT tanks if any :	NIL
35.Storm water drainage	**Natural water drainage pattern:**	East to West Direction
	Quantity of storm water:	0.124 cum/sec
	Size of SWD:	300 mm wide X 600 mm deep
Sewage and Waste water	**Sewage generation in KLD:**	193 KLD
	STP technology:	MBBR TECHNOLOGY
	Capacity of STP (CMD):	1 STP of 200 cum Capacity
	Location & area of the STP:	Ground level
	Budgetary allocation (Capital cost):	Rs. 55 Lakhs
	Budgetary allocation (O & M cost):	Rs. 07 Lakhs/ annum
36.Solid waste Management		
Waste generation in the Pre Construction and Construction phase:	**Waste generation:**	Broken tiles : 56 kg . Cement Bags= 135 Bags (Empty bags to be handed over to recycler.), Paint container (@20L) = 92 Nos. (To be handed over to recycler.)
	Disposal of the construction waste debris:	Debris will be used for back filling and counter weight of raft, road work etc. Brickbats will be used for waterproofing. Reinforcement will be sent for reuse Nominal surplus construction debris shall be disposed of by covered trucks to the authorized sites with the permission of local body
Waste generation in the operation Phase:	**Dry waste:**	336 kg/day
	Wet waste:	495 kg/day
	Hazardous waste:	NIL
	Biomedical waste (If applicable):	NIL
	STP Sludge (Dry sludge):	18 kg
	Others if any:	NA

Mode of Disposal of waste:	**Dry waste:**	Will be hand over to local recyclers.
	Wet waste:	Will be processed in Organic Waste Composter for manure for landscaping/ gardening
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	Shall be used as manure
	Others if any:	NIL
Area requirement:	**Location(s):**	Ground Level
	Area for the storage of waste & other material:	16 sq.mt
	Area for machinery:	12 sq.mt
Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	Rs. 15 Lakhs
	O & M cost:	Rs. 4 Lakhs/ annum

37.Effluent Charecterestics

Serial Number	Parameters	Unit	Inlet Effluent Charecterestics	Outlet Effluent Charecterestics	Effluent discharge standards (MPCB)
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Amount of effluent generation (CMD):		Not applicable			
Capacity of the ETP:		Not applicable			
Amount of treated effluent recycled :		Not applicable			
Amount of water send to the CETP:		Not applicable			
Membership of CETP (if require):		Not applicable			
Note on ETP technology to be used		Not applicable			
Disposal of the ETP sludge		Not applicable			

38.Hazardous Waste Details

Serial Number	Description	Cat	UOM	Existing	Proposed	Total	Method of Disposal
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

39.Stacks emission Details

Serial Number	Section & units	Fuel Used with Quantity	Stack No.	Height from ground level (m)	Internal diameter (m)	Temp. of Exhaust Gases
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

40.Details of Fuel to be used

Serial Number	Type of Fuel	Existing	Proposed	Total
1	Not applicable	Not applicable	Not applicable	Not applicable
41.Source of Fuel		Not applicable		
42.Mode of Transportation of fuel to site		Not applicable		

43.Green Belt Development	**Total RG area :**	1125 sq.mt
	No of trees to be cut :	NIL
	Number of trees to be planted :	169
	List of proposed native trees :	As displayed in table
	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	Cassia Fistula	Bahava	16	Avenue Tree
2	Michelia champaka	Fragnant Champaka	28	Medium sized evergreen tree, fragrant yellow flowers, Butterfly host plant
3	Anthocephallus cadamba	Kadamb	20	Shady, large deciduous tree, fastgrowing graceful tree, ballshaped flowers.
4	Plumeria alba	Plumeria	26	Evergreen tree, white-yellow fragrant flowers
5	Polyalthia longifolia	Mast Tree	34	Evergreen tree, effective against noise pollution
6	Phoenix sylvestris	Silver date palm	22	Avenue Tree
7	Saraca indica	Ashoka Tree	23	Shady tree with red-yellow 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 :**	MSEDCL
	During Construction Phase: (Demand Load)	100 KW
	DG set as Power back-up during construction phase	125 KVa
	During Operation phase (Connected load):	3816 KW
	During Operation phase (Demand load):	2508 KW
	Transformer:	3000 KVA
	DG set as Power back-up during operation phase:	1 No. of 380 KVA
	Fuel used:	HSD
	Details of high tension line passing through the plot if any:	NA

48.Energy saving by non-conventional method:

1. Solar lighting on PV Panels
2. T5 & LED lights for staircase and Lobby area
3. Pole Lights put on Solar Panels
4. Hotwater Solar Panels

49.Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
1	Energy Savings	21 %

50.Details of pollution control Systems

Source	Existing pollution control system	Proposed to be installed
Not applicable	Not applicable	Not applicable

Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	Rs. 65 Lakhs
	O & M cost:	Rs. 5.75 Lakhs/ annum

51.Environmental Management plan Budgetary Allocation

a) Construction phase (with Break-up):

Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)
1	Water for Dust Suppression	To control air pollution	1.2
2	Site Sanitation, Disinfection & Safety	To maintain hygienic condition	2.5
3	Environmental Monitoring	Air, water, noise and soil analysis	3.0
4	Health Check Up	To check fitness of workers	1.8

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	To harvest rain wate	15	1
2	Sewage Treatment Plant	To treat sewage	55	7
3	Organic Waste Converter	To treat biodegradable solid waste	15	4
4	Tree Plantation	For green belt development	28	3
5	Energy saving	For use of solar lighting and solar heater	65	5.75

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:	Project site is connected by 30 m wide 15 m DP road
Parking details:	**Number and area of basement:**	NIL
	Number and area of podia:	3 Level of Podium with 8501.10 sq.mt Parking Area
	Total Parking area:	11240.25 sq.mt
	Area per car:	22 sq.mt
	Area per car:	22 sq.mt
	Number of 2-Wheelers as approved by competent authority:	120
	Number of 4-Wheelers as approved by competent authority:	513
	Public Transport:	NIL
	Width of all Internal roads (m):	6 m wide road

	CRZ/ RRZ clearance obtain, if any:	NIL
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	NIL
	Category as per schedule of EIA Notification sheet	Category 8 (a) B2
	Court cases pending if any	NIL
	Other Relevant Informations	NIL
	Have you previously submitted Application online on MOEF Website.	Yes
	Date of online submission	24-05-2018

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

DECISION OF SEAC

PP was absent; hence the project is deferred.

Specific Conditions by SEAC:

FINAL RECOMMENDATION

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

Agenda of 86th (Day-2) SEAC-2 State Expert Appraisal Committee (SEAC-2)

SEAC Meeting number: 86 **Meeting Date** January 29, 2019

Subject: Environment Clearance for Re-development of Residential cum Commercial Complex on Plot Bearing CTS no.1217/B, Off village Versova, Yari Road, Andheri,(West), Mumbai 400 061

Is a Violation Case: No

1.Name of Project	Re-development of Unity Complex - Residential and Commercial Complex
2.Type of institution	Private
3.Name of Project Proponent	Lotus Logistics and Developers Pvt.Ltd.
4.Name of Consultant	MITCON Consultancy and Engineering Services Ltd.
5.Type of project	Housing project
6.New project/expansion in existing project/modernization/diversification in existing project	Expansion Project
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	Yes, letter no SEAC- 2212/CR-322/TC-2 on 25th March 2014
8.Location of the project	Plot Bearing CTS no.1217/B, Off village Versova, Yari Road, Andheri,(West), Mumbai 400 061
9.Taluka	Mumbai
10.Village	Versova
Correspondence Name:	Mr. Abhishek Agarwal
Room Number:	1301
Floor:	13th Floor
Building Name:	Lotus Trade Center
Road/Street Name:	New Link Road
Locality:	Near D. N.Nagar Metro Station,
City:	Mumbai
11.Area of the project	In Corporation Area
12.IOD/IOA/Concession/Plan Approval Number	Approval to the Concession and IOD was obtained from Municipal Corporation of Greater Mumbai
	IOD/IOA/Concession/Plan Approval Number: CHE/WS/0536/K/337(NEW)
	Approved Built-up Area: 18348.11
13.Note on the initiated work (If applicable)	Work was initiated on site as per IOD dated 12/10/2011 and CC dated 24.07.2015 Till now work of Wing "A" is completed upto Stilt + 10 upper floors and work of Wing "B" is completed upto Stilt + 9 upper floors and has constructed approved Built up area of 8723.52 m2
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	IOD was obtained from MCGM bearing no.CHE/WS/0536/K/337(NEW) on 12.10.22011 and subsequently was amended on 02.07.2014, 30.04.2015, 20.10.2016 and 10.02.2017
15.Total Plot Area (sq. m.)	6640
16.Deductions	1003.26
17.Net Plot area	5653.82
18 (a).Proposed Built-up Area (FSI & Non-FSI)	**a) FSI area (sq. m.):** 18348.11
	b) Non FSI area (sq. m.): 12813.47
	c) Total BUA area (sq. m.): 31161.58
18 (b).Approved Built up area as per DCR	**Approved FSI area (sq. m.):** 18348.11
	Approved Non FSI area (sq. m.): 12813.47
	Date of Approval: 10-02-2017
19.Total ground coverage (m2)	1935.76
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	29.15
21.Estimated cost of the project	980000000

22.Number of buildings & its configuration

Serial number	Building Name & number	Number of floors	Height of the building (Mtrs)
1	Wing A	Stilt + 22 (Pt)	69.35
2	Wing B	Stilt + 21	67.45
3	Wing C	Stilt+1	7.40

23.Number of tenants and shops	Total tenements: 247 No. Total Shops: 12 Shops.
24.Number of expected residents / users	1446
25.Tenant density per hectare	450 Tenant/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)	13.40 mtr. D.P.
28.Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	9 m
29.Existing structure (s) if any	Till now work of Wing "A" is completed upto Stilt + 10 upper floors and work of Wing "B" is completed upto Stilt + 9 upper floors and has constructed approved Built up area of 8723.52 m2
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**	Bruhanmumbai Municipal Corporation & recycled water
	Fresh water (CMD):	119.42 m3/day
	Recycled water - Flushing (CMD):	70.95 m3/day
	Recycled water - Gardening (CMD):	10 m3/day
	Swimming pool make up (Cum):	NA
	Total Water Requirement (CMD) :	190.36 m3/day
	Fire fighting - Underground water tank(CMD):	400 m3
	Fire fighting - Overhead water tank(CMD):	30 m3
	Excess treated water	73.05 m3/day
Wet season:	**Source of water**	Bruhanmumbai Municipal Corporation & recycled water
	Fresh water (CMD):	119.42 m3/day
	Recycled water - Flushing (CMD):	60.95 m3/day
	Recycled water - Gardening (CMD):	0 m3/day
	Swimming pool make up (Cum):	NA
	Total Water Requirement (CMD) :	180.36 m3/day
	Fire fighting - Underground water tank(CMD):	400 m3
	Fire fighting - Overhead water tank(CMD):	30 m3
	Excess treated water	83.05 m3/day
Details of Swimming pool (If any)	Not Applicable	

33.Details of Total water consumed

Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
Water Requirement	**Existing**	**Proposed**	**Total**	**Existing**	**Proposed**	**Total**	**Existing**	**Proposed**	**Total**
Domestic	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

34.Rain Water Harvesting (RWH)	**Level of the Ground water table:**	3.10 Meter
	Size and no of RWH tank(s) and Quantity:	1 Tank of capacity of 75 Cum is proposed.
	Location of the RWH tank(s):	Underground tank near wing A & B
	Quantity of recharge pits:	NA
	Size of recharge pits :	NA
	Budgetary allocation (Capital cost) :	Rs. 11.65 Lacs
	Budgetary allocation (O & M cost) :	Rs.0.15 Lacs
	Details of UGT tanks if any :	Domestic Tank - 120 m3 Flushing – 71 m3 Fire fighting – 400 m3
35.Storm water drainage	**Natural water drainage pattern:**	As per contour
	Quantity of storm water:	407 m3/hr
	Size of SWD:	450mm (W) x 650mm (D)
Sewage and Waste water	**Sewage generation in KLD:**	159 m3/day
	STP technology:	MBBR
	Capacity of STP (CMD):	160 KLD
	Location & area of the STP:	Location: Underground STP near wing A
	Budgetary allocation (Capital cost):	RS. 25 Lacs
	Budgetary allocation (O & M cost):	RS. 9.5 Lacs
36.Solid waste Management		
Waste generation in the Pre Construction and Construction phase:	**Waste generation:**	Construction waste will be generated from the building, mainly comprising of waste concrete, excavated soil, broken bricks, waste plaster, metallic scrap etc. Debris chute will be used to channelize the waste from the building to the point of pick up on ground.
	Disposal of the construction waste debris:	Construction debris will be used for base preparation of road and for site leveling.
Waste generation in the operation Phase:	**Dry waste:**	260 Kg/day
	Wet waste:	392 Kg/day
	Hazardous waste:	Not Applicable
	Biomedical waste (If applicable):	Not Applicable
	STP Sludge (Dry sludge):	5 kg/day
	Others if any:	NA

Mode of Disposal of waste:	**Dry waste:**	Handed over to authorized recycler of local Authority for further handling & disposal purpose
	Wet waste:	Will be treated in Organic Waste Converter
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	Dried and used as manure for gardening
	Others if any:	NA
Area requirement:	**Location(s):**	On ground
	Area for the storage of waste & other material:	60 m2
	Area for machinery:	15 m2
Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	Rs. 10 Lacs
	O & M cost:	Rs. 3.5 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	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 :**	On ground: 1,326.55 m2
	No of trees to be cut :	NA
	Number of trees to be planted :	121
	List of proposed native trees :	All native trees proposed which are listed below
	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	Areca catechu	Palm	40	Ornamental, Relatively drought tolerant & slightly salt tolerant
2	Bauhinia blackiana	Bauhinia	3	Medium sized tree. Bright scarlet flowers
3	Casuarina	Suru	10	Medium sized tree has delicate, slender terminal branches, and leaves that are no more than scales, making the tree look more like a wispy conifer
4	Cassia fistula	Bahava	3	Flowering , Medium sized deciduous tree
5	Delonixregia	Gulmohor	5	Medium sized tree, fragrant orange flowers, asthetically good looking.
6	Meliaazedarach	Neem	6	Releases oxygen, native & medicinal plant
7	Plumeria alba	Chafa	48	Fragrant flowering Tree
8	Tabebuiarosea	Gulab	6	Deciduous flowering 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	NA	NA	NA

47.Energy

Power requirement:	**Source of power supply :**	Reliance / TATA Power
	During Construction Phase: (Demand Load)	70 KW
	DG set as Power back-up during construction phase	100 KVA
	During Operation phase (Connected load):	1976.8 KVA
	During Operation phase (Demand load):	1099.5 KVA
	Transformer:	Dry Type Transformer
	DG set as Power back-up during operation phase:	Alternative power source to be used as Power back-up
	Fuel used:	Not applicable.
	Details of high tension line passing through the plot if any:	NA

48.Energy saving by non-conventional method:

1. Solar water heating systems will be done
2. CFL & LED based lighting will be done in the common areas, landscape areas and internal areas.
3. Use of VFD for lift and basement ventilation
4. Timer control for external & common area lighting
5. Daylight cum occupancy sensors / Timer control in parking area lighting
6. Use of energy efficient pumps for plumbing & mechanical parking.
7. Separate energy meter for all pollution devices, like STP, OWC

49.Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
1	Energy saving using Energy efficient LED/CFL fixtures	8350 KWH/year
2	Energy saving using VFD	44635 KWH/year
3	Energy saving using Solar Heating Water	138000 KWH/year
4	Energy saving using energy efficient pumps for plumbing and mechanical parking	19725 KWH/year

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:**	8.73 Lacs
	O & M cost:	0.87 Lacs

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	To control air pollution	2
2	Site Sanitation, Disinfection & Safety	To maintain hygienic condition	3
3	Environmental Monitoring	Air, water, noise and soil analysis	2
4	Health Check Up	To check fitness of workers	2.5
5	Environment Management cell	To prepare team for environmental management	2

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	To harvest rain water	11.65	0.15
2	Sewage Treatment Plant	To treat sewage	25	9.5
3	Organic Waste Convertor	To treat biodegradable solid waste	10	3.5
4	Tree Plantation	For green belt development	33.71	1.68
5	Energy saving	For use of solar lighting and solar heater	8.73	0.87
6	Environment Monitoring	Air, water, noise and soil analysis	-	3
7	Environment Management Cell	To manage environmental issues	-	7.8

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 no entry/exists point on 13.40 m wide DP road. Additional chain link Gate along plot boundary facing road from 13.40 m wide D.P. Road.

Parking details:	**Number and area of basement:**	NA
	Number and area of podia:	NA
	Total Parking area:	9389.78 m2
	Area per car:	2.5m x 5.5m
	Area per car:	2.5m x 5.5m
	Number of 2-Wheelers as approved by competent authority:	13 nos.
	Number of 4-Wheelers as approved by competent authority:	396 nos.
	Public Transport:	NA
	Width of all Internal roads (m):	6 m
	CRZ/ RRZ clearance obtain, if any:	NA
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	NA
	Category as per schedule of EIA Notification sheet	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

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

DECISION OF SEAC

PP was absent; hence the project is deferred.

Specific Conditions by SEAC:

FINAL RECOMMENDATION

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